

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

**July 26, 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. (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: @ 9:02**

**PLEDGE OF ALLEGIANCE:**

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

**ROLL CALL: Mr. Archer absent ; Mr. Nelson arrived at 9:24**

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

**EXPEDITED AGENDA: Leslie News**

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

**EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2011-00054 (SUB-008-11) Kings Manor (July 2011 Plan)</b>	<b>9</b>	<b>9</b>	<b>5</b>	<b>Varina</b>	<b>July 1, 2020</b>
<b>SUB2014-00087 Kingsland Greene (July 2014 Plan)</b>	<b>120</b>	<b>120</b>	<b>2</b>	<b>Varina</b>	<b>July 1, 2020</b>

**TRANSFER OF APPROVAL**

POD-84-78  
POD2017-00019  
Care Advantage, Inc  
(Formerly Rawlings & Wood  
Professional Office Building)  
– 3201 Hungary Spring Road

**Greenburg Traurig for BellHealth Investment Partners, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from John Page Rawlings to HHS Real Estate 4, LLC. The 0.43-acre site is located on the northeast corner of the intersection of Samoa Drive and Hungary Spring Road, on parcel 766-753-8179. The zoning is O-1, Office District. County water and sewer. **(Brookland)**

**APPROVED/EXPEDITED**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies as identified in the inspection report dated February 8, 2017, including 7 missing deciduous trees, overgrown landscaping, alligator cracking, faded parking lot striping and handicap parking devices, inoperative light fixtures, and missing traffic safety devices, have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)  
(Applicant’s Representative: Rick Melnick)**

**PLAN OF DEVELOPMENT (Deferred from the June 28, 2017 Meeting)**

POD2017-00249  
Shady Grove United  
Methodist Church  
Expansion - Phase 3 –  
4825 Pouncey Tract Road

**DEFERRED TO  
SEPTEMBER 27, 2017**

**Timmons Group for Shady Grove United Methodist Church:**  
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, 6,795-square foot commons addition, to reconstruct a 1,326-square foot portion of the existing building for additional sanctuary space, and to construct a parking lot addition. The 2.56-acre portion of the 13.24-acre site is located at the southeastern corner of the intersection of Pouncey Tract Road (State Route 271) and Shady Grove Road, on parcels 739-769-3330 and 739-769-2272. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

**The applicant has requested deferral to the September 27, 2017 meeting.**

As of the preparation date of the agenda, the applicant has not submitted a revised plan showing the right-of-way improvements nor have they received waivers for the required improvements. The church has requested deferral until the September 27, 2017 Planning Commission meeting to allow time to meet with the County or to redesign the plans based on the County meeting.

Shady Grove United Methodist Church is proposing construction of a new 6,795 square foot commons area that will connect three of the four buildings on site: the fellowship hall, education center, and the sanctuary. In addition to the commons, the primary worship area of the sanctuary will be increased 1,200 square feet and the church will pave 58 of the gravel parking spaces that are currently located behind the cemetery. In addition to these visible improvements, the church proposed vacating their septic tanks and connecting the buildings to public sewer now that it is within 300 feet of the site.

The proposed addition is to be constructed of white clapboard siding with an ‘A’ frame style roof as used on the other existing building throughout the historic campus. Planning staff recommends that the church utilize brick pavers instead of asphalt for the fire access lane to reflect the historic nature of the church

As of the preparation of the agenda, Public Works Traffic and Engineering Divisions cannot recommend approval of the plan as submitted. The Traffic Division is requiring right-of-way dedication along Pouncey Tract Road which includes right turn lane(s) as well as right-of-way dedication along Shady Grove Road. The Engineering Division cannot recommend approval until calculations have been provided that the existing BMP’s have the capacity to meet the water quality requirements due to the improvements to Pouncey Tract and Shady Grove Roads and new BMP’s may have to be provided. The applicant has submitted a waiver request to the Department of Public Works for the physical widening of Pouncey Tract Road with curb and gutter and a right turn lane and construction of a standard Henrico County sidewalk along Pouncey Tract for the entire frontage of the property.

Should the Commission act on this request, in addition to the annotations on the plans, and the standard conditions for developments of this type, the following additional conditions are recommended:

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29. The right-of-way for widening of Pouncey Tract Road (State Route 271) and Shade Grove 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. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) 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 County standards shall be provided along the east side of Pouncey Tract Road (State Route 271).
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Tim Seldon)**

**(Applicable Rezoning Cases and PUPS: POD-53-02 and POD-78-98)**

**PLAN OF DEVELOPMENT**

POD2017-00294  
Holloway at Wyndham  
Forest Clubhouse – 11163  
Opaca Lane

**APPROVED/EXPEDITED**

**Youngblood, Tyler, and Associates, P.C. for HHHunt Holloway, LLC and HHHunt Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 2,770-square foot community center for Holloway at Wyndham Forest. The 1.29-acre site is located on the south line of Holman Ridge Road, approximately 1,700 feet west of the existing western terminus of Holman Ridge Road, on part of parcel 748-772-2307. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer.  
**(Three Chopt)**

This proposal is to construct a club house/community center with 40 parking spaces along future Holman Ridge Road for the current and future residents of Holloway at Wyndham Forest. The location and architectural renderings are consistent with proffers associated with zoning case REZ2015-00014.

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The applicant proposes a combination of finished indoor and outdoor floor space to meet the 2,400-square foot minimum proffered floor space area. The building offers covered porches, a double-sided fireplace, and French doors that open from the indoor space into the outdoor space. A large patio surrounds the building.

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. A concrete sidewalk meeting County standards shall be provided along the south side of Holman Ridge Road.
30. The proffers approved as a part of zoning case REZ2015-00014 shall be incorporated in this approval.
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. 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: Anne W. Tignor)**

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

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2017-00293  
Rocketts Landing – Block 17  
– 5000 Old Main Street

**APPROVED**

**Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and WVS / Rocketts Landing:** 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 six-story mixed use building above a three level parking deck (containing approximately 300 parking spaces, two levels of which will be below street grade) and having a total of 133 multi-family apartments on the first through sixth floors (consisting of 85 one-bedroom units and 48 two-bedroom units), along with approximately 7,700 square feet of commercial space and 3,800 square feet of commons space for the apartments on the first floor, on Block 17 of the Village of Rocketts Landing. The 1.614-acre site is located along the western line of Old Main Street (private) and the eastern line of the Capital Trail, between Old Delaware Street (private) and Old Hudson Street (private), on parcels 797-712-4379 and 797-712-5275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer.  
**(Varina)**

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The proposed layout plan is generally consistent with the schematic master plan submitted with Rezoning case C-055C-04 and Provisional Use Permit case P-012-12. However, as of the preparation date of this agenda, the developer has not submitted revised plans as requested by staff, including a revised and updated Land Bay Master Plan incorporating both previously and currently proposed development. In addition, staff has requested the developer submit complete architectural plans including color elevations, with dimensions and material call outs, and a material sample board; as well as revised site lighting and schematic landscape plans in accordance with UMU and Village of Rocketts Landing Design Guidelines.

It should be noted that several standard conditions have been modified, as the proposed development is served by public utilities provided by the City of Richmond. In addition, several conditions have been added which reflect that the proposed development of the Village of Rocketts Landing Block 17, is dependent upon improvements being provided with the Village of Rocketts Landing Block 16. The POD for Block 16 (POD2017-00248) was approved by the Planning Commission at their June 28, 2017 meeting, and is undergoing construction plan 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 and the annotations on the plans the following additional conditions are recommended:

1. **MODIFIED** – The owner shall enter into the 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 plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
- 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.
17. **MODIFIED** – The owner shall have a set of plans approved by the Director of Public Works, City of Richmond Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
24. **MODIFIED** – The developer shall provide fire hydrants as required by the City of Richmond Department of Public Utilities and the Henrico Division of Fire.
25. **MODIFIED** – Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the City of Richmond Department of Public Utilities and the Henrico Division of Fire prior to issuance of a building permit.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Village of Rocketts Landing Block 16 shall be recorded before any building permits are issued.

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32. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5) shall be approved by the Virginia Department of Transportation and the County in conjunction with the construction plans for the Village of Rocketts Landing Block 16.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed for Old Osborne Turnpike (State Route 5) in conjunction with the construction plans for the Village of Rocketts Landing Block 16, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
34. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
35. The proffers approved as a part of zoning cases C-055C-04 and P-012-12 shall be incorporated in this approval.
36. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
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.
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 proposed development shall be served by privately maintained streets, other than the Capital Trail, unless otherwise approved by the Director of Public Works.
40. The proposed utilities connected to the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The Developer shall coordinate plan review with the City of Richmond and provide evidence to the Director of Planning that the City's requirements are satisfied.
41. A revised streetscape plan including both site lighting and schematic landscape plans for the abutting streets and the portion of the Capital Trail abutting the Village of Rocketts Landing Block 17 shall be submitted for review and approval by the Department of Planning, prior to the approval of construction plans.
42. All required site improvements and streetscape improvements including landscaping, and lighting for the Village of Rocketts Landing Block 16 must be completed prior to the issuance of any Certificate of Occupancy in the Village of Rocketts Landing Block 17, unless otherwise approved by the Director of Planning. The Director of Planning may defer all or part of the required landscape, lighting or streetscape improvements for which a performance bond has been posted.
43. An updated UMU Land Bay Master Plan incorporating Block 17 must be submitted to the Planning Department for review and approval prior to approval of the final construction plan. The UMU Master Plan must identify buildings, commercial area in square feet per building, residential unit type (condo, RTH, apartment), number of residential units and

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residential area in square feet per building, open space, parking required and provided for residential and commercial uses by building, area and density calculations for multi-family and townhouse units. The UMU Master Plan must show satisfaction of UMU open space and commercial development ratio requirements.

44. Complete color architectural elevation plans including dimensions and material call outs for the proposed building and a material sample board must be submitted for Planning Commission review and approval in accordance with the Village of Rocketts Landing Design Manual prior to approval of Building Permits.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Kevin Pennock)**

**(Applicable Rezoning Cases and PUPS: C-055C-04 and P-012-12)**

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

POD2017-00291  
Rocketts Landing –  
Blocks 20 through 23 –  
Old Charles Street

**APPROVED**

**Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and WVS / Rocketts Landing:** 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 11 three- and four-story residential townhomes for sale, 6 four-story buildings containing 52 residential condominium dwellings, and pad sites for three future buildings on Blocks 20 through 23 of the Village of Rocketts Landing. The 12.18-acre site is located along the west line of Old Osbourne Turnpike (State Route 5) and the east line of the Capital Trail, south of Old Charles Street (private), and north of Bickerstaff Road, on parcel 797-711-2487 and part of parcel 797-711-5175. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer.  
**(Varina)**

The proposed layout plan is generally consistent with the schematic master plan submitted with Rezoning case C-055C-04 and Provisional Use Permit case P-012-12. However, as of the preparation date of this agenda, the developer has not submitted revised plans as requested by staff, including a revised and updated Land Bay Master Plan incorporating both previously and currently proposed development. In addition, staff has requested the developer to submit complete architectural plans including color elevations, with dimensions and material call outs, and a material sample board for the proposed condominium buildings; as well as revised site lighting and schematic landscape plans in accordance with UMU and Village of Rocketts Landing Design Guidelines. The staff notes the architecture of the proposed townhouses will be similar to townhouses under construction in Block 19 previously approved by the Planning Commission in January of 2016.

It should be noted that several standard conditions have been modified as the proposed development is served by public utilities provided by the City of Richmond. In addition, several conditions have been added which reflect that the proposed development of the Village of Rocketts

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Landing Blocks 20-23, is dependent upon improvements being provided with the Village of Rocketts Landing Block 18, as well as revised right of way alignment and improvements to Old Osbourne Turnpike agreed to with the development of the Village of Rocketts Landing Block 16.

The POD for Village of Rocketts Landing Block 18 (POD2011-00212) was approved by the Planning Commission in September of 2012 and is currently under construction. The POD for Block 16 (POD2017-00248) was approved by the Planning Commission at their June 28, 2017 meeting, and the traffic study submitted in conjunction with that POD is undergoing construction plan review. Pursuant to that study the developer has agreed to provide right of way dedication and improvements along Old Osbourne Turnpike (State Route 5) as determined necessary by VDOT and the County Traffic Engineer.

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 and the annotations on the plans the following additional conditions are recommended:

1. **MODIFIED** – The owner shall enter into the 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 plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
- 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.
17. **MODIFIED** – The owner shall have a set of plans approved by the Director of Public Works, City of Richmond Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
24. **MODIFIED** – The developer shall provide fire hydrants as required by the City of Richmond Department of Public Utilities and the Henrico Division of Fire.
25. **MODIFIED** – Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the City of Richmond Department of Public Utilities and the Henrico Division of Fire prior to issuance of a building permit.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Village of Rocketts Landing Section 9 Blocks 20 through 23 shall be recorded before any building permits are issued.
32. The entrances and drainage facilities on Old Osbourne Turnpike (State Route 5) shall be approved by the Virginia Department of Transportation and the County in conjunction with the construction plans for the Village of Rocketts Landing Block 16.
33. A notice of completion form, certifying that the requirements of the Virginia Department

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- of Transportation entrances permit have been completed for Old Osborne Turnpike (State Route 5) in conjunction with the construction plans for the Village of Rocketts Landing Block 16, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
34. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
  35. The proffers approved as a part of zoning cases C-055C-04 and P-012-12 shall be incorporated in this approval.
  36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
  37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
  38. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
  39. 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.
  40. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
  41. The proposed development shall be served by privately maintained streets, other than the Capital Trail, unless otherwise approved by the Director of Public Works.
  42. The proposed utilities connected to the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The Developer shall coordinate plan review with the City of Richmond and provide evidence to the Director of Planning that the City's requirements are satisfied.
  43. The applicant shall dedicate all right of way and easements and provide or bond all improvements determined necessary by the Director of Public Works and the Virginia

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Department of Transportation (VDOT), for the widening and improving of Old Osborne Turnpike (State Route 5), in conjunction with the construction of Rocketts Landing Block 16 pursuant to the Village of Rocketts Landing 2017 Traffic Study prior to the approval of final certificates of Occupancy for the Village of Rocketts Landing Phase VI Blocks 20 and 22. The Developer shall coordinate plan review with VDOT, and provide evidence that their requirements are satisfied.

44. A revised streetscape plan including both site lighting and schematic landscape plans for the streets abutting the Village of Rocketts Landing Blocks 20 and 22 shall be submitted for review and approval by the Department of Planning, prior to the approval of construction plans.
45. All required site improvements and streetscape improvements including landscaping, and lighting for the Village of Rocketts Landing Block 16 must be completed prior to the issuance of any Certificate of Occupancy in the Village of Rocketts Landing Blocks 20 and 22, unless otherwise approved by the Director of Planning. The Director of Planning may defer all or part of the required landscape, lighting or streetscape improvements for which a performance bond has been posted.
46. An updated UMU Land Bay Master Plan incorporating Block 20-23 must be submitted to the Planning Department for review and approval prior to approval of the final construction plan. The UMU Master Plan must identify buildings, commercial area in square feet per building, residential unit type (condo, RTH, apartment), number of residential units and residential area in square feet per building, open space, parking required and provided for residential and commercial uses by building, area and density calculations for multi-family and townhouse units. The UMU Master Plan must show satisfaction of UMU open space and commercial development ratio requirements.
47. Complete color architectural elevation plans including dimensions and material call outs for the proposed building and a material sample board for the proposed condominium buildings must be submitted for Planning Commission review and approval in accordance with the Village of Rocketts Landing Design Manual prior to approval of Building Permits.
48. Any revisions to the architectural plans for the proposed townhouses not generally consistent with the architectural plans approved by the Planning Commission with the POD for the Village of Rocketts Landing Block 19 must be submitted for Planning Director review and approval in accordance with the Village of Rocketts Landing Design Manual prior to approval of Building Permits.

**(Staff Report by Mike Kennedy)  
(Applicant's Representative: Greg Nelson)  
(Applicable Rezoning Cases and PUPS: C-055C-04 and P-012-12)**

**DISCUSSION ITEM: Glen Allen Study – Schedule Work Session for August 10, 2017**

**APPROVAL OF MINUTES: June 28, 2017 Minutes **APPROVED****

**ADJOURN @ 9:38**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
July 26, 2017**

**ADDENDUM**

**PAGE 8 – REVISED PLAN AND RECOMMENDATION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2017-00293

Rocketts Landing – Block 17  
– 5000 Old Main Street

**Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and WVS / Rocketts Landing:** 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 six-story mixed use building above a three level parking deck (containing approximately 300 parking spaces, two levels of which will be below street grade) and having a total of 133 multi-family apartments on the first through sixth floors (consisting of 85 one-bedroom units and 48 two-bedroom units), along with approximately 7,700 square feet of commercial space and 3,800 square feet of commons space for the apartments on the first floor, on Block 17 of the Village of Rocketts Landing. The 1.614-acre site is located along the western line of Old Main Street (private) and the eastern line of the Capital Trail, between Old Delaware Street (private) and Old Hudson Street (private), on parcels 797-712-4379 and 797-712-5275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina)**

The developer has submitted an updated UMU Land Bay Master Plan for the Village of Rocketts Landing. The updated master plan satisfies the UMU district design standards, as well as the proffers and conditions of Zoning case C-055C-04 and Provisional Use Permit P-012-12.

Development plans for the remaining undeveloped property will be submitted to the Planning Commission for review and approval at a later date.

As provided with the POD for Block 16, approved by the Planning Commission at their June 28, 2017 meeting, the developer has agreed to submit final construction plans and streetscape plans for their entire road frontage along Old Osborne Turnpike (State Route 5), as well as dedicate the necessary right of way, and to complete the required road and streetscape improvements prior to approval of a Certificate of Occupancy of each adjoining section.

The developer has also agreed to address staff's concerns regarding streetscape improvements along interior street frontages with submission of a separate landscape, lighting, and fence plan.

The developer has submitted complete architectural plans for both "two over two" condominiums proposed for Block 22, for review and approval. Staff indicates the architectural design is consistent with both the Village of Rocketts Design Guidelines and previous development. The architectural plans for the proposed residential townhouses was reviewed with the POD for Block 19.

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

## **PAGE 11 – REVISED PLAN, REVISED RECOMMENDATION, AND ADDED CONDITION**

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

POD2017-00291  
Rocketts Landing –  
Blocks 20 through 23 –  
Old Charles Street

**Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and WVS / Rocketts Landing:** 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 11 three- and four-story residential townhomes for sale, 6 four-story buildings containing 52 residential condominium dwellings, and pad sites for three future buildings on Blocks 20 through 23 of the Village of Rocketts Landing. The 12.18-acre site is located along the west line of Old Osbourne Turnpike (State Route 5) and the east line of the Capital Trail, south of Old Charles Street (private), and north of Bickerstaff Road, on parcel 797-711-2487 and part of parcel 797-711-5175. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina)**

The Developer has submitted an updated UMU Land Bay Master Plan for the Village of Rocketts Landing. The updated master plan satisfies the UMU district design standards, as well as the proffers and conditions of Zoning case C-055C-04 and Provisional Use Permit P-012-12.

Development plans for the remaining undeveloped property will be submitted to the Planning Commission for review and approval at a later date.

The developer has also agreed to address staff's concerns regarding streetscape improvements along interior street frontages with submission of a separate landscape, lighting, and fence plan.

In addition, the developer has agreed to provide a landscape and lighting plan for the portion of the Capital Trail abutting The Village of Rocketts Landing addressing access and streetscape

improvements and to complete the required improvements for the developed blocks concurrent with the approval of a Certificate of Occupancy for Block 17.

The Developer has submitted complete architectural plans for the proposed mixed use building for review and approval. Staff indicates the architectural design is consistent with both the Village of Rocketts Design Guidelines and previous development.

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

**49. ADDED:** A streetscape and access plan for the Capital Trail will be submitted for review and approval by the Director of Planning prior to approval of a building permit for the proposed mixed use building in Block 17, and the improvements for the developed blocks will be provided prior to approval of a Certificate of Occupancy for the mixed use building in Block 17.