

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 28, 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: @ 9:01

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: All present – Mr. Nelson arrived at 9:27

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS – FOR PLANNING COMMISSION CONSIDERATION

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00042 SUB-005-11 Townes at Oakley's Bluff, The (June 2011 Plan) APPROVED	131	50	5	Varina	June 27, 2018

TRANSFER OF APPROVAL (Deferred from the May 24, 2017 Meeting)

POD-42-01
POD2017-00182
For Eyes/T-Mobile
(Formerly Spring Oak Retail)
– 11591 West Broad Street

TF LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from WSG Development Company to TF LP. The 0.71-acre site is located at the southeast corner of West Broad Street (U.S. Route 250) and Spring Oak Drive, on parcel 738-762-9005. The zoning is B-1, Business District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

The site deficiencies identified in the staff report dated April 25, 2017, including missing landscaping, have been resolved.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Jay Tronfeld)
(Applicable Rezoning Cases and PUPS: C-6C-01)

TRANSFER OF APPROVAL

POD-58-06 (Pt)
POD2016-00353
J C Penney at The Shops at
White Oak Village - 4541
South Laburnum Avenue

DDR Corporation for BRE DDR BR White Oak VA, LLC: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest City Commercial Group, Inc. to BRE DDR RR White Oak VA, LLC. The 8.58-acre site is located in an existing shopping center, east of South Laburnum Avenue, south of Interstate 64, and north of Audubon Drive, on parcel 815-718-5790. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval.

The site deficiencies, as identified in the staff report dated August 15, 2016, including removal of various items and store fixtures being stored in the dumpster and loading area, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant’s Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL

POD-29-85
POD2015-00206
Gaskins Professional Center
Building (Formerly
Creekside West Professional
Center) – 1129 Gaskins Road

APPROVED/EXPEDITED

Ben Humphreys for Gaskins Place Real Estate, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Venture Company to Gaskins Place Real Estate, LLC. The 1.43-acre site is located east of Gaskins Road, approximately 625 feet north of Patterson Avenue (State Route 6), on parcel 745-742-9144. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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 9, 2015, including installing new landscaping, installing missing stop sign, and milling out failed asphalt for positive drainage, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Ben Humphreys)
(Applicable Rezoning Cases and PUPS: C-47C-83)

TRANSFER OF APPROVAL

POD-51-75
POD2016-00228
Virginia Commonwealth
Bank (Formerly Hardee's
Restaurant Addition) - 900
N. Parham Road

APPROVED/EXPEDITED

C. Frank Scott, III for Virginia Commonwealth Bank: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Boddie-Noell Enterprises, Inc. to Virginia Commonwealth Bank. The 0.57-acre site is located at the northwest corner of the intersection of North Parham Road and Gayton Road, on parcel 753-740-1185. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

The site deficiencies, as identified in the inspection report dated May 24, 2016, including replacement of seven flowering trees, repainting faded parking lot striping and handicap markers, and replacement of a missing stop sign, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: C. Frank Scott, III)
(Applicable Rezoning Cases and PUPS: C-45C-86)

TRANSFER OF APPROVAL

POD-51-06
POD2017-00227
Bethlehem Road Office
Building – 6500 Old
Bethlehem Road

APPROVED/EXPEDITED

Viren R. Kapadia for Riddhi Siddhi, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Essex Bank and Wilton Real Estate and Development Company to Riddhi Siddhi, LLC. The 2.58-acre site is located on the east line of Bethlehem Road and the north line of Interstate 64, on parcel 770-745-1768. The zoning is O-2C, Office District (Conditional) and C-1, Conservation 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 owner will ensure that the site is constructed to the specifications as outlined on the approved construction plans and with any modifications as required by the Departments of Public Works and Public Utilities.

The staff recommends approval of this transfer request with the following conditions:

1. Construction shall not be resumed until a revised Erosion and Sediment Control bond, based on current prices, is submitted to the Department of Public Works.
2. Construction shall not be resumed until a revised plan meeting current standards of the Department of Public Utilities has been submitted and approved.

(Staff Report by Tony Greulich)

(Applicant's Representative: Viren R. Kapadia)

(Applicable Rezoning Cases and PUPS: C-51C-02, C-67-04, C-32C-06, A-117-04)

PLAN OF DEVELOPMENT

POD2017-00212
The Neighborhood of Libbie
Mill Midtown Section 1 and
Condo Buildings 5-6 –
Staples Mill Road

APPROVED

E.D. Lewis and Associates for Midtown Land Partners, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 38 three-story residential townhomes for sale, and two four-story residential condominium buildings, totaling 22 units. The 3.2-acre portion of the 85-acre site is located west of Libbie Mill West Boulevard (private) and north of its intersection with Libbie Lake South Street (private), on part of parcel 773-739-0273. The zoning is UMUC, Urban Mixed Use (Conditional). County water and sewer. **(Brookland)**

The current request includes 38 three-story residential townhouses for sale and two four-story residential condominium buildings totaling 22 units located along the western border of the Libbie Mill UMU district. This plan of development reflects the applicant's request to amend the name of the residential portions of the project to The Neighborhood of Libbie Mill Midtown.

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Architectural plans for the townhouse and condominium units are a continuation of the elevations approved with Libbie Mill Townhomes Sections 1-3, and continue to comply with all applicable proffers, use permits, and standards of the pattern book for the Libbie Mill UMU. Multiple blocks of townhomes and condominiums have been constructed on site with a combination of primarily brick and fiber cement siding with a variety of complimentary finishes. All units contain finished square footage, exclusive of garages, exceeding the minimum requirements outlined in the pattern book.

The plan provides a continuation of the residential streetscape design in compliance with the UMU code and the pattern book, incorporating tree wells and street lights, and several townhouse units face inward to an internal courtyard. Continued elements of parallel parking and a small additional surface parking lot provide parking exceeding the minimum requirements for this phase, which will contribute to the overall availability of parking for the UMU development.

A landscape and lighting plan is included in this agenda as a companion case to this plan of development for concurrent approval with this case and the conditional subdivision.

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. 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 The Neighborhood of Libbie Mill Midtown Section 1 shall be recorded before any building permits are issued.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. The proffers approved as a part of zoning case REZ2015-00018 and PUP2015-00006 shall be incorporated in this approval.
34. 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.
35. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years

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from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)

LANDSCAPE AND LIGHTING PLAN

POD2017-00241 and
POD2017-00242
The Neighborhood of Libbie
Mill Midtown Section 1 and
Condo Buildings 5-6 –
Staples Mill Road

Cite Design for Midtown Land Partners, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.06-acre portion of the 85-acre site is located west of Libbie Mill West Boulevard (private) and north of its intersection with Libbie Mill South Street (private), on part of parcel 773-739-0273. The zoning is UMUC, Urban Mixed Use District. County water and sewer. **(Brookland)**

APPROVED

The landscape plan provides a continuation of the residential streetscape design in compliance with the UMU code and the pattern book. Typical foundation plantings are provided. Final details, including species selection and potential changes associated with technical requirements, will be determined during the construction plan phase and continually reviewed by staff. To maintain visibility in areas where security is a concern, shrubs will be selected to be easily maintained at or below three feet in height.

Typical details for mailboxes and street furniture are included with this plan, and decorative hardscape elements are shown throughout the plan, including, but not limited to, brick edged tree wells and brick sidewalk pavers.

A lighting plan with decorative streetscape pole mounted and residential building mounted fixtures is included, demonstrating that the illumination levels in parking areas and throughout pedestrian areas meet the UMU lighting standards outlined in the UMU code. Bollard lighting was added in more confined areas for enhanced security along walkways. Decorative fixtures will be mounted on the front and back of each townhouse and condominium unit to provide additional lighting in alleyways.

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Doug Cole)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION (Deferred from the May 24, 2017 Meeting)

POD2017-00180
Northern Tool at Westpark
Phase II Shopping Center –
9901 West Broad Street

APPROVED

Berry Engineers, LLC for Harlequin RMD Properties, LLC and Hutton: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct a one-story, 18,000 square foot hardware store with outside display of merchandise for sale in an existing shopping center. The special exception would authorize outdoor display of merchandise for sale. The 1.6-acre site is located southwest of the intersection of West Broad Street (U.S. Route 250) and Stillman Parkway, on part of parcel 753-758-3069. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This plan was deferred from the May 24, 2017 Planning Commission meeting to allow the applicant more time to address parking and security fence details. The site plan now reflects accurate parking calculations for the shopping center.

The applicant is requesting approval of a 18,000-square foot hardware store with 4,147 square feet for outdoor display of merchandise for sale in an existing shopping center. The elevations submitted propose a primarily brown, earth tone brick building with beige EFIS along the top portion of the building. The elevations are in general conformance with the proffered conditions from C-77C-89.

This plan of development includes a request for a special exception to permit outside display of merchandise. Per Section 24-56, the exterior display area shall be an integral part of the architectural design of the building. The applicant has submitted elevations that show a 6-foot tall faux wrought iron fence with brick columns to enclose the display area. 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.

Should the Commission approve the applicant's request for the special exception, 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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The proffers approved as a part of zoning cases C-77C-89 and C-11C-93 shall be incorporated in this approval.
32. The existing water line easement in conflict with the building footprint shall be vacated prior to approval of certificate of occupancy for the said building.
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, junctions and accessory boxes, transformers, and generators)

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shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Greg Garrison)

(Applicant's Representative: Christopher Berry)

(Applicable Rezoning Cases and PUPS: C-77C-89, C-11C-93, and A-22-93)

SUBDIVISION

SUB2017-00046

Centennial Commons (May 2017 Plan) – 1211 Sydnor Road

APPROVED

Frederick A. Gibson & Associates, PC for The Starke Company, LLC: The 19.3-acre site proposed for a subdivision of 26 single-family homes is located on the southern line of Sydnor Road, approximately 600 feet east of its intersection with New Osborne Turnpike, on the eastern line of New Osborne Turnpike approximately 200 feet north of Greenview Drive, and on the southern line of Bickerstaff Road, on parcels 801-708-5247 and 802-709-0902. The zoning is R-3, One-Family Residential District and M-2, General Industrial District. County water and sewer. **(Varina) 27 Lots**

This plan proposes 27 single-family lots on two parcels totaling 19.3 acres of land, the majority of which is zoned R-3 (unproffered). The layout includes common area needed for the location of a required level spreader, curb and gutter on the south line of Sydnor Road along the frontage of the subdivision, and a temporary turnaround cul-de-sac at the end of the Sydnor Road. The balance of the site is reserved for future development.

The applicant requests approval from the Planning Commission for a proposed block length of approximately 300 feet, which is shorter than the minimum 400 feet required by the subdivision ordinance per Section 19-132. Staff has no objection to this request.

A revised plan, which is included in the packet, was received June 15th, and staff therefore has not had an opportunity to complete its review. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

13. Each lot shall contain at least 11,000 square feet.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
15. The details for the landscaping to be provided within the 25-foot wide planting strip easement along New Osborne Turnpike shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Lee Pambid)

(Applicant's Representative: Fred Gibson)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00233

GreenGate Section 3 – 12121
West Broad Street

APPROVED

Kimley-Horn and Associates, Inc. for ME Nuckols, 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 68 residential townhomes for sale, three single-family residential dwellings, and a one-story, 2,000-square foot clubhouse and pool in an urban mixed-use development. The 6.85-acre site is located approximately 2,100 feet west of North Gayton Road, north of Graham Meadows Drive, and west of GreenGate Section 2, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This request is for approval of a plan of development and lighting plan to construct 68 residential townhomes for sale, three single-family residential dwellings, and a one-story, 2,000-square foot clubhouse with a swimming pool for the residential portion of Section 3 GreenGate UMU. The elevations of the townhomes and single-family dwellings will match previously approved elevations for Sections 1 and 2, which were approved by the Planning Commission July 27, 2016. The elevations of the clubhouse are craftsman style with a standing seam metal roof and wood and metal accents that pull details from the commercial architecture.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The 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 Section 3 shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning cases REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
33. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
34. 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

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- permit(s) on the affected sites.
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. 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.
 37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Greg Garrison)

(Applicant's Representative: David B. Ellington)

(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-00006)

PLAN OF DEVELOPMENT

POD2017-00245

Bojangles at Eubank and
Laburnum Commercial
Center – 5441 South
Laburnum Avenue

APPROVED/EXPEDITED

Townes Site Engineering for JG Laburnum, LLC, Robins Laburnum, LLC, and Redco Properties, 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, 3,672 square foot restaurant with drive through facilities. The 1.16-acre site is located on the east line of South Laburnum Avenue approximately 480 feet south of the intersection of South Laburnum Avenue and Eubank Road, on part of parcels 816-711-8151 and 816-711-6950. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposal is to construct a 3,393-square foot restaurant with drive through facilities. The development will be located on a vacant parcel within the recently approved Eubank and Laburnum Commercial Center (Eubank Center) located along the eastern line of South Laburnum Avenue, south of Eubank Road. The subject parcel abuts the northern line of the Laburnum Avenue DMV property and is bounded to the north and east by undeveloped portions of the Eubank Center property.

The subject property does not abut any residential zoned property and will not have direct public road access, but will share common access drives from both South Laburnum Avenue and Eubank Road with the residual Eubank Center property.

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A separate 3.3-acre portion of the residual Eubank Center property located to the east of this property is the subject of a current rezoning case (REZ2017-00015). That case, which proposes to rezone the adjoining property from B-2C and B-3C to B-3C, was deferred at the June 16, 2017 meeting by the Planning Commission at the request of the applicant until the August 10, 2017 meeting.

The plan of development satisfies the proffers of rezoning case number C-63C-06 including those related to building design. The proposed building will be 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. The proffers limit the hours of operation to those permitted in the B-2 zoning district.

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

29. The right-of-way for widening of South Laburnum Avenue 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 east side of South Laburnum Avenue.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-63C-06 shall be incorporated in this approval.
33. Improvements as shown on POD2017-00067 Eubank and Laburnum Commercial Master Plan shall be constructed prior to issuance of a final certificate of occupancy.
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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)
(Applicant's Representative: Zackary Wilkins)
(Applicable Rezoning Cases and PUPS: C-63C-06)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00222
Take 5 Oil Change @
Patterson and Pump– 10571
Patterson Avenue

APPROVED

American Engineering Associates for ARCORP II, LTD and Take 5 Oil Change: 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, three bay, 1,634 square foot auto service station. The 0.59-acre site is located at the southeastern corner of the intersection at Patterson Avenue and Pump Road, on parcel 741-741-6996. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant requests approval of a plan of development and lighting plan for a 1,634-square foot, three bay oil change facility. The proffers of zoning case REZ0017-00009 and the conditions of provisional use permit PUP2017-00010 apply. The site plan and elevations are in substantial compliance with the proffered exhibits.

The elevations feature brown brick veneer, beige and red EIFS, and a red standing seam metal roof. The lighting plan features five pole mounted LED light fixtures at a height of 20 feet and eleven building mounted cylindrical sconces. The plan complies with the proffers and the county lighting guidelines.

As of the preparation date of the agenda, the Department of Public Works - Traffic Division was evaluating a waiver request for the requirement to install a left turn lane from Pump Road into the site. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, 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 south side of Patterson Avenue.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2017-00009 and the conditions of provisional use permit PUP2017-00010 shall be incorporated in this 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 Lee Pambid)

(Applicant's Representative: Sara Shirley)

(Applicable Rezoning Cases and PUPS: REZ2017-00009 and PUP2017-00010)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00246
Brookfield Commons
Renovations and New
Medical Office Building –
6600 West Broad Street

APPROVED

Willmark Engineering for 6600 Broad, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate an existing three-story 94,400 square foot office building for medical offices, and to construct a one-story 6,026 square foot medical office building. The 6.82-acre site is located at the northeastern corner of the intersection at West Broad Street (U.S. Route 250) and Dickens Road, on parcel 768-743-7194. The zoning is O-3, Office District. County water and sewer. **(Brookland)**

The applicant requests approval of a plan of development and lighting plan for an existing three-story building renovation and a new one-story medical office building. The existing building was originally approved and most recently used as standard multi-tenant office use, and the proposed use is for 94,400 square feet of medical office. The proposed site plan contains the required amount of parking for both buildings. The site is unproffered O-3.

The elevations of the existing three-story building are not substantially changing along the front facing West Broad Street (U.S. Route 250). The lower level is currently below grade, and the topography at the rear of the building opposite of West Broad Street (U.S. Route 250) will be graded down to create an entrance to the lower level of the building. The materials of the newly exposed portion of the building will be a combination of grey precast concrete and grey EIFS, and the rest of the building will remain red brick. The proposed one-story medical office building's elevations will contain red brick and light and dark grey EIFS.

The lighting plan features 45 pole mounted LED light fixtures; six of them are decorative lantern style fixtures mounted at a height of sixteen feet, and the remaining 39 are flat lens LED fixtures mounted at a height of 25 feet. A total of eight building mounted wall packs are proposed, four on each building. The plan complies with the county lighting guidelines.

At the time of the agenda's preparation, a waiver request from the requirement of sidewalk has been received by the Department of Public Works and is being evaluated. Sidewalk is required in accordance with policy along the north line of Dickens Road, but installation requires the removal of approximately 70 fully grown and mature trees, and there are grading challenges. The Department of Public Works - Traffic still recommends approval of the plan of development.

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

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

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30. 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.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Lee Pambid)

(Applicant's Representative: Mark Williams)

PLAN OF DEVELOPMENT (Deferred from the May 24, 2017 Meeting)

POD2017-00184
Carriage Hill Apartments
Expansion Building 1 –
Glenside Drive

APPROVED

Timmons Group for BPMS Carriage Hill Holdings, LLC and Bonaventure: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 187,500 square foot age-restricted apartment building with 112 one-bedroom and 36 two-bedroom units. The 6.08-acre portion of the 42.99-acre site is located between the northern line of Glenside Drive, approximately 831 feet east of Bethlehem Road extended, and the southern lines of Basie Road and Bremner Boulevard, on parcel 770-748-2488. The zoning is R-6C, Residential District (Conditional). County water and sewer. **(Brookland)**

This site was rezoned January 24, 2017 to allow this proposed use. A revised plan has been requested to address several issues. The County Traffic Engineer has requested the dedication of additional right of way and construction of improvements along Glenside Drive, Basie Road and Bremner Boulevard. The Traffic Engineer has requested the construction of standard right turn lanes along Glenside Drive, the addition of a left turn lane from Coachman Lane (private) onto Glenside Drive, as well as improvements along Basie Road and Bremner Boulevard in conjunction with the proposed service drive/fire lane. Planning has requested additional information regarding the impact of the requested right of way and improvements and the ancillary relocation of utilities, on the schematic landscape plan.

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 multifamily development, 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

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continued

- prior to any occupancy permit approval.
31. The right-of-way for widening of Glenside Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
 32. The right-of-way for widening of Basie Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
 33. The right-of-way for widening of Bremner Boulevard 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.
 34. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at any time.
 35. The proffers approved as a part of zoning case REZ2016-00040 shall be incorporated in this approval.
 36. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
 37. Prior to issuance of a building permit, the developer must furnish a letter from Virginia Dominion Power stating that this proposed development does not conflict with their facilities.
 38. Prior to issuance of a building permit, the developer must furnish a letter from Verizon stating that this proposed development does not conflict with their facilities.
 39. 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.
 40. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Rachael McKinney)

(Applicable Rezoning Cases and PUPS: REZ2016-00040)

PLAN OF DEVELOPMENT

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

DEFERRED TO 7/26/2017

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)**

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 proposes 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 stating that the existing BMPs have the capacity to meet the water quality requirements due to the improvements to Pouncey Tract and Shady Grove Roads and new BMPs 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.

As of the preparation date of the agenda, staff has not received a revised plan, as requested, nor have the waivers been granted. 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 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.

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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 AND LIGHTING PLAN

POD2017-00248

The Village of Rocketts
Landing Block 16, Section 8
– 5100 Old Osbourne
Turnpike

APPROVED

Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and Rocketts Block 16, LLC: Request for approval of a plan of development, ~~landscape plan,~~ and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 12 three and four-story residential townhomes for sale and a temporary parking lot, on Block 16 Section 8 of the Village of Rocketts Landing. The 1.634-acre site is located along the western line of Old Osbourne Turnpike (State Route 5), and the eastern line of Old Main Street (private), between Old Delaware Street (private) and Old Hudson Street (private), on parcels 797-712-7077, 797-712-8171, and 797-712-5775. The zoning is UMUC, Urban Mixed Use District (Conditional). City water and sewer. **(Varina)**

As of the preparation date of this agenda, the staff has not completed its review. This plan required submission of an updated Traffic Study regarding future right of way alignment, improvements, and signalization along Old Osbourne Turnpike (Route 5). VDOT and the County Traffic Engineer are still reviewing that study and final comments on the layout plan are dependent on the results of that study. The proposed layout plan is generally consistent with the schematic master plan submitted with rezoning case REZ2017-00001 and provisional use permit case number PUP2017-00001. However, a revised UMU Masterplan must be submitted incorporating both the proposed development as well as the improvements required by the Traffic Engineer and VDOT pursuant

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to the traffic study. In addition, the developer must submit a photometric plan showing that the lighting plan complies with UMU design standards. The developer must also address some minor deficiencies in the streetscape improvements along Old Delaware and Old Hudson Streets, in accordance with UMU design standards. The staff notes the architecture of the proposed townhouses will be similar to townhouses under construction in Phase IV 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 Landing Block 16, Section 8 is dependent upon improvements being provided with the Village of Rocketts Landing Block 18 Phase 3. Phase 3 was previously approved by the Planning Commission in September of 2015. Construction of Block 18 Phase 3 was held up by issues regarding the provision of public utilities by the City of Richmond. The City of Richmond Department of Public Utilities approved the utility plan for Block 18 Phase 3 in September of 2016 and those improvements are now under construction.

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:

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.

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31. The subdivision plat for the Village of Rocketts Landing Section 8 Block 16 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 Phase 3.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed for Old Osbourne Turnpike (State Route 5) in conjunction with the construction plans for the Village of Rocketts Landing Phase 3, 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 REZ2017-00001 and PUP2017-00001 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.
39. 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.
40. 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.
41. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

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42. The proposed development shall be served by privately maintained streets, other than Old Osborne Turnpike (State Route 5), unless otherwise approved by the Director of Public Works.
43. 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.
44. 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 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 Section 8, pursuant to the Village of Rocketts Landing 2017 Traffic Study prior to the approval of final certificates of occupancy. The developer shall coordinate plan review with VDOT and provide evidence that their requirements are satisfied.
45. A revised streetscape plan for the Village of Rocketts Landing Block 16 Section 8 shall be submitted for review and approval by the Department of Planning, prior to the approval of construction plans.
46. All required site and streetscape improvements including landscaping and lighting for the Village of Rocketts Landing Phase 3 must be completed prior to the issuance of any certificate of occupancy in the Village of Rocketts Landing Block 18 Section 8, 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.
47. An updated UMU Master Plan incorporating Block 16 Section 8 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, residential townhouse, 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; and the 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.
48. Any revisions to the architectural plans for the proposed townhouses not generally consistent with the architectural plans approved by the Planning Commission with Village of Rocketts Landing Phase 4 Block 19 must be submitted for Planning Director review and approval in accordance with the Village of Rockets Landing Design Manual prior to approval of Building Permits.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Greg Nelson)

(Applicable Rezoning Cases and PUPS: V-396, REZ2017-00001, PUP2017-00001)

APPROVAL OF MINUTES: May 24, 2017 Minutes **APPROVED**

ADJOURN @ 10:22

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
June 28, 2017**

ADDENDUM

PAGE 11 – REVISED PLAN AND ELEVATIONS

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION (Deferred from the May 24, 2017 Meeting)

POD2017-00180
Northern Tool at Westpark
Phase II Shopping Center –
9901 West Broad Street

APPROVED

Berry Engineers, LLC for Harlequin RMD Properties, LLC and Hutton: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct a one-story, 18,000 square foot hardware store with outside display of merchandise for sale in an existing shopping center. The special exception would authorize outdoor display of merchandise for sale. The 1.6-acre site is located southwest of the intersection of West Broad Street (U.S. Route 250) and Stillman Parkway, on part of parcel 753-758-3069. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

PAGE 13 – REVISED PLAN AND RECOMMENDATION

SUBDIVISION

SUB2017-00046
Centennial Commons (May
2017 Plan) – 1211 Sydnor
Road

APPROVED

Frederick A. Gibson & Associates, PC for The Starke Company, LLC: The 19.3-acre site proposed for a subdivision of 26 single-family homes is located on the southern line of Sydnor Road, approximately 600 feet east of its intersection with New Osborne Turnpike, on the eastern line of New Osborne Turnpike approximately 200 feet north of Greenview Drive, and on the southern line of Bickerstaff Road, on parcels 801-708-5247 and 802-709-0902. The zoning is R-3, One-Family Residential District and M-2, General Industrial District. County water and sewer. **(Varina) 27 Lots**

Staff has completed its review of a revised plan received June 23, 2017, which more specifically provides dimensions to scale and shows the location of common areas, areas reserved for future development, and rights-of-way as required by the Department of Public Works. Staff has no further comments.

Should the Commission approve the exception to the block length, the staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and additional conditions 13 through 15 on the agenda.

PAGE 16 – REVISED PLAN

PLAN OF DEVELOPMENT

POD2017-00245
Bojangles at Eubank and
Laburnum Commercial
Center – 5441 South
Laburnum Avenue

APPROVED/EXPEDITED

Townes Site Engineering for JG Laburnum, LLC, Robins Laburnum, LLC, and Redco Properties, 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, 3,672 square foot restaurant with drive through facilities. The 1.16-acre site is located on the east line of South Laburnum Avenue approximately 480 feet south of the intersection of South Laburnum Avenue and Eubank Road, on part of parcels 816-711-8151 and 816-711-6950. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The revised plan provides additional interior sidewalk connections as annotated on the original staff plan. Staff continues to recommend approval.

PAGE 18 – REVISED ELEVATIONS AND RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00222
Take 5 Oil Change @
Patterson and Pump– 10571
Patterson Avenue

APPROVED

American Engineering Associates for ARCORP II, LTD and Take 5 Oil Change: 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, three bay, 1,634 square foot auto service station. The 0.59-acre site is located at the southeastern corner of the intersection at Patterson Avenue and Pump Road, on parcel 741-741-6996. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

Revised elevations exactly matching the proffered elevations from REZ2017-00009 have been submitted.

The Department of Public Works has granted a waiver from the requirement to install a left turn lane from Pump Road into the site.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and additional conditions 11B and 29 through 32 on the agenda.

PAGE 20 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00246
Brookfield Commons
Renovations and New
Medical Office Building –
6600 West Broad Street

APPROVED

Willmark Engineering for 6600 Broad, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate an existing three-story 94,400 square foot office building for medical offices, and to construct a one-story 6,026 square foot medical office building. The 6.82-acre site is located at the northeastern corner of the intersection at West Broad Street (U.S. Route 250) and Dickens Road, on parcel 768-743-7194. The zoning is O-3, Office District. County water and sewer. **(Brookland)**

The Department of Public Works evaluated and denied the applicant's request for a waiver from the sidewalk requirement along the north line of Dickens Road. Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, conditions 11B and 29 through 31 on the agenda, and the following added condition:

32. ADDED: A concrete sidewalk meeting County standards shall be provided along the north side of Dickens Road.

PAGE 22 – REVISED PLAN AND RECOMMENDATION

PLAN OF DEVELOPMENT (Deferred from the May 24, 2017 Meeting)

POD2017-00184
Carriage Hill Apartments
Expansion Building 1 –
Glenside Drive

APPROVED

Timmons Group for BPMS Carriage Hill Holdings, LLC and Bonaventure: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 187,500 square foot age-restricted apartment building with 112 one-bedroom and 36 two-bedroom units. The 6.08-acre portion of the 42.99-acre site is located between the northern line of Glenside Drive, approximately 831 feet east of Bethlehem Road extended, and the southern lines of Basie Road and Bremner Boulevard, on parcel 770-748-2488. The zoning is R-6C, Residential District (Conditional). County water and sewer. **(Brookland)**

Staff received revised layout, utility, and grading plans, as requested on June 22, 2017. The revised plans provide for the construction of a missing section of sidewalk along the north side of Glenside Drive, between Flagstaff Lane and the western property line. The revised plans also provide for the dedication of 8 feet of additional right of way, construction of curb and gutter, and street widening along the south side of Basie Road and Bremner Boulevard along the project frontage. The Director of Public Works has approved a waiver of other improvements requested by the Traffic Engineer along Basie Road and Bremner Boulevard, as access will be limited to a service drive/fire lane, and no through traffic will be permitted.

The revised plan also provides for the relocation of utilities along Basie Road and Bremner Boulevard as requested by staff. The relocation of utilities is required to provide sufficient area for planting the required 10-foot wide transitional buffer along Basie Road and Bremner Boulevard and along the adjoining VDOT property to the west. The engineer has indicated the site landscaping will be generally consistent with the previously submitted schematic landscape plan. Staff notes that the relocation of utilities provides sufficient area to permit installation of landscaping required by the zoning code.

The staff notes that the revised plan addresses all applicable code and proffer requirements. The staff recommends approval subject to the annotations on the plans, the standard conditions for development of this type, and additional conditions 29 through 40 on the agenda.

PAGE 26 – REVISED PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00248
The Village of Rocketts
Landing Block 16, Section 8
– 5100 Old Osbourne
Turnpike

APPROVED

Timmons Group for Central Virginia Investments / Rocketts Landing, LLC and Rocketts Block 16, LLC: Request for approval of a plan of development, ~~landscape plan,~~ and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 12 three and four-story residential townhomes for sale and a temporary parking lot, on Block 16 Section 8 of the Village of Rocketts Landing. The 1.634-acre site is located along the western line of Old Osbourne Turnpike (State Route 5), and the eastern line of Old Main Street (private), between Old Delaware Street (private) and Old Hudson Street (private), on parcels 797-712-7077, 797-712-8171, and 797-712-5775. The zoning is UMUC, Urban Mixed Use District (Conditional). City water and sewer. (**Varina**)