

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 22, 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 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Nelson absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2015-00152 Castleton (November 2015 Plan)	325	244	0	Varina	March 22, 2018

TRANSFER OF APPROVAL

POD-49-98
POD2017-00036
Richmond Marriott - Short
Pump (Formerly Marriott -
Innsbrook Corporate Center)
– 4240 Dominion Boulevard

FPLC Richmond Sub, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from CFLC Marrich Sub, LLC to FPLC Richmond Sub, LLC. The 6.72-acre site is located at the southwestern corner of the intersection of Dominion Boulevard and Innslake Drive, on parcel 747-761-2490. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. At the time of inspection, no deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Ryan Lingerfelt)
(Applicable Rezoning Cases and PUPS: C-26C-93)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____
DENIED: _____	WITHDRAWN: _____ SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____ ABSTAINED: _____
REMARKS:	

PLAN OF DEVELOPMENT

POD2017-00069

The Growers Exchange at
Techpark - 1001 Techpark
Place

**DEFERRED TO THE
APRIL 26, 2017
MEETING**

Sekiv Solutions, LLC for Agape Properties of Virginia, LLC and Briscoe White III: 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, 29,185 square foot office warehouse and distribution center, including greenhouse facilities. The 3.95-acre site is located along the east line of Techpark Place, approximately 1,800 feet south of Technology Boulevard, on part of parcel 844-703-6690. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina)**

The applicant has requested this plan of development be deferred to the April 26, 2017 Planning Commission meeting.

This deferral will allow the applicant time to work out several issues. Revised architectural plans are needed to be in compliance with zoning case C-60C-97.

The Division of Fire cannot recommend approval until adequate truck hose lay can be demonstrated. Also, the Department of Public Works Environmental Division cannot recommend approval until the RPA buffer delineation has been updated.

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

29. The proffers approved as a part of zoning case C-60C-97 shall be incorporated in this approval.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
32. 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.
33. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Matt Ward)

(Applicant's Representative: Stuart Little)

(Applicable Rezoning Cases and PUPS: C-60C-97)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2017-00067
Eubank and Laburnum
Commercial Center Master
Plan - South Laburnum
Avenue

APPROVED

Townes Site Engineering for JG Laburnum, LLC and Robins Laburnum, LLC and General Land Company: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct private roads, drainage, and utilities infrastructure for future retail and service buildings. The 8.96-acre site is located at the southeast corner of the intersection of South Laburnum Avenue and Eubank Road on parcels 816-711-6950, 816-711-8151, 817-711-0454, and 817-711-0712. The zoning is B-2C, Business District (Conditional), B-3C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This plan authorizes land clearing and construction of the initial phase of private roads, public water, and sewer infrastructure for the proposed development.

A 6-foot opaque vinyl fence will be included along the inside of the proffered 50-foot buffer abutting the residential district, as required per zoning case C-63C-06.

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 right-of-way for widening of South Laburnum 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. The proffers approved as a part of zoning case C-63-C-06 shall be incorporated in this approval.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.

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

PLAN OF DEVELOPMENT

POD2017-00065
River Mill - Section 2 -
Woodman Road

APPROVED

Timmons Group for HHHunt River Mill, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 142 three-story residential townhomes for sale and 100 detached dwellings for sale with zero-lot-lines. The 65.12-acre site is located on the north line of future Woodman Road extended, approximately 2,200 feet west of Brook Road (U.S. Route 1), on parts of parcels 782-773-0113, 780-772-8360, and 781-773-2686. The zoning is R-5AC, General Residential District and RTHC, Residential Townhouse District. County water and sewer. **(Fairfield)**

This request is for plan of development approval for the first section of residential units in the overall River Mill development to include 142 townhouses for sale and 100 zero lot line single-family homes. The plan is in accordance with and subject to the proffered conditions of the recent zoning case REZ2016-00002, approved by the Board of Supervisors at its meeting on April 12, 2016, and the corresponding conditional subdivision approved by the Planning Commission on November 16, 2016.

The plan features a pedestrian network of sidewalks and multi-use paths that connects the internal public streets and alleys to the multipurpose path along Woodman Road. Segments of the sidewalk along major internal roads are shown on the plan up to 7 feet in width.

Typical townhouse and zero lot line unit elevations are provided in the staff report. These include 22- and 28-foot-wide townhouse unit samples and 55- and 70-foot wide zero lot line unit samples. Options for the typical unit types provide flexibility for different lot sizes and ability to meet proffered conditions related to unit size and finishes, as annotated on the staff plan for reference. Elevations are consistent with the elevations provided at time of zoning.

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

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans for zero lot line units.
31. For zero lot line units, building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each zero lot line building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for

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- construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The unit house numbers shall be visible from the parking areas and drives.
 35. 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.
 36. The subdivision plat for River Mill Section 2 shall be recorded before any building permits are issued.
 37. The right-of-way for widening of Woodman 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.
 38. 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.
 39. The proffers approved as a part of zoning case REZ2017-00002 shall be incorporated in this approval.
 40. 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.
 41. 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.
 42. 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.
 43. 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: Jonathan Murray)

(Applicable Rezoning Cases and PUPS: REZ2017-00002)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00066
7-Eleven at 389 E
Williamsburg Road

APPROVED

Blakeway Corporation for Southland Corporation and Vertical Construction: 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 replace an existing convenience store and construct a one-story, 2,940 square foot convenience store and fuel center. The 2.17-acre site is located on the southwest corner of the intersection at East Williamsburg Road and Beulah Road, on parcels 830-715-0718 and 830-714-0194. The zoning is B-3, Business District, R-3, One Family Residential District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This request is for a one-story, 2,940 square foot convenience store with fuel pumps. The site is zoned B-3 and R-3 with no proffers. A right-in, right-out access on Williamsburg Road is proposed and is under review by VDOT. Two entrances are also proposed along Beulah Road. A BMP is proposed and it will comply with setbacks on the construction plans. A 35-foot transitional buffer is required and provided along the east and south property lines adjacent to the R-3 residential district.

The proposed building features wall panels designed to simulate red brick and light grey colored CMU. The fuel canopy features the grey wall panels on the columns and a grey metal mansard roof.

The lighting plan illustrates seven building mounted wallpacks at a height of 10 feet and eight pole-mounted fixtures on six poles at a height of 20 feet. The fuel canopy will contain 30 recessed fixtures. All lights are flat lens LED fixtures.

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the revised lighting plan that shows photometric levels along the outside property lines and the revised conceptual landscape plan illustrating the required transitional buffer plantings, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 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. Bulk storage of fuel shall be underground.
30. The right-of-way for widening of Beulah 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.
31. The entrances and drainage facilities on Williamsburg Road (State Route 60) shall be approved by the Virginia Department of Transportation and the County.

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32. 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.
33. A concrete sidewalk meeting VDOT standards shall be provided along the south side of Williamsburg Road (U.S. Route 60).
34. A concrete sidewalk meeting County standards shall be provided along the west side of Beulah Road.
35. Outside storage shall not be permitted.
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.
37. The applicant shall use their best effort in working with the County, to the satisfaction of the County Attorney and the Director of Planning, to address the legal status of any portion of Casey Street, as shown on the plat of Sandston Block 7 Section A, which may exist within the boundary of this site as defined on the layout plan, prior to construction plan approval.

(Staff Report by Lee Pambid)
(Applicant's Representative: Douglas D. Yeates)

PLAN OF DEVELOPMENT

POD2017-00039
Staples Mill Road Baptist
Church Parking and Building
Expansion –
10101 Staples Mill Road

APPROVED/EXPEDITED

Jordan Consulting Engineers, P.C. for Staples Mill Road Baptist 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 two-story, 16,966 square foot multi-purpose building addition and expanded parking lot. The 5.63-acre site is located on the south east corner of Warren Road and Staples Mill Road (U.S. Route 33), on parcels 766-763-2048, 766-763-3413, and 766-763-3804. The zoning is R-2, One-Family Residential District. County water and sewer. **(Brookland)**

This request is for the construction of a two-story, 16,966 square foot multipurpose building addition and parking lot expansion. The building addition is proposed on an existing pad directly behind the sanctuary. In lieu of the proposed 4 foot tall chain link fence labeled on the plan, the applicant has proposed a decorative faux wrought iron fence along the top of the retaining wall.

The building addition will be red brick with light colored banding to match the existing church. The floor plans feature classrooms and a youth hall with platform on the first floor, and storage rooms, a fellowship hall, and a kitchen on the second floor.

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

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29. Outside storage shall not be permitted.
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.

(Staff Report by Lee Pambid)

(Applicant's Representative: Andrew O. Jordan)

(Applicable Rezoning Cases and PUPS: POD-056-00)

PLAN OF DEVELOPMENT

POD2016-00365

Carriage Homes at Parham
Place – Section 2 – 2601
Hollybrook Avenue

APPROVED

Townes Site Engineering, PC for Townhomes at Parham Place, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 57 two-story, residential townhouses for sale. The 8.95-acre site is located on the east line of Hollybrook Avenue, approximately 750 feet north of West Broad Street (U.S. Route 250), on parcel 762-755-3882, and part of 763-755-1261. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

The proposed plan of development would authorize the construction of 57 residential townhouses for sale, in addition to the 130 townhouses previously approved in Carriage Homes at Parham Place – Section 1 by the Planning Commission at their May 25, 2016 meeting.

The proposed plan is generally consistent with the conceptual layout plan proffered with rezoning case REZ2015-00004. Proffer number 20 of that zoning case authorized a maximum of 196 townhouses on the 31.6 acre overall property. With the additional 57 townhouses requested with Section 2, a total of 187 townhouses would be developed on the overall property. The Planning Commission's approval for Section 1 also authorized the construction of a community center and pool. The community center and pool are unproffered amenities being provided by the developer.

Proffer number 26 of zoning case REZ2015-00004 requires perimeter fencing of the property in accordance with a proffered exhibit. The overall fence plan reviewed by the Planning Commission, with the previous plan, will remain unchanged. The perimeter fence for Section 2 will continue to be a six-foot high solid white vinyl fence, except where it crosses the Dominion Virginia Power transmission easement the fence would continue to be a seven-foot high black vinyl coated, chain link mesh. In accordance with proffer number 2, no vehicular access will be provided from Hollybrook Avenue. In addition to the proffered fence along Hollybrook Avenue, a ten-foot landscape buffer planted to satisfy the ten-foot transitional buffer requirements will be provided.

The proposed elevations and floorplans for Section 2 match the elevations and floor plans approved by the Planning Commission with Carriage Homes at Parham Place – Section 1.

Continue

continued

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 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 Carriage Homes at Parham Place – Section 2 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 REZ2015-00004 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. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
36. 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.
37. 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.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Brian C. Mitchell)

(Applicable Rezoning Cases and PUPS: REZ2015-00004)

PLAN OF DEVELOPMENT

POD2017-00070
Warehouse at 511 Ohio
Street

APPROVED

VHB for Goddin Street, LLC and Fulton Hill Properties:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate two existing warehouse buildings and a parking area, and construct a one-story, 10,000 square foot warehouse building. The 1.15-acre portion of a 1.25-acre site is located at the southwest corner of the intersection at Ohio Street and Williamsburg Road Avenue on parcel 799-713-0439 and 798-713-9039. An additional 0.10-acre portion of the site is located in the City of Richmond along Williamsburg Road Avenue and will remain green space. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

The request is for approval to renovate two existing warehouse buildings and a parking area, and construct a one-story 10,000 square foot warehouse building. A portion of the site along Williamsburg Avenue is within the City of Richmond limits.

As of the preparation date of the agenda, the staff has not received a conceptual landscape plan that mitigates views of the stormwater management facility adjacent to Ohio Street as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. 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.
30. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Kathy Halpaus)

LANDSCAPE PLAN

POD2016-00525
John Rolfe Square – 11840
Church Road

APPROVED/EXPEDITED

HG Design Studio for Eagle Construction of VA and ME JRS, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10.8-acre site is located on the southeastern corner of the intersection of John Rolfe Parkway and Church Road, on parcel 740-755-3511. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

This request is for approval of a landscape plan for John Rolfe Square condominiums. The plan meets the proffered conditions of zoning case REZ2015-00005 with the provision of a 25-foot buffer along John Rolfe Parkway and Church Road, and landscaping adjacent to Laura Lea Estates and Lake Loreine subdivisions.

A community meeting was held by the developer on March 7, 2016 to present the proposed landscape plan to the adjacent property owners. Additionally, the applicant has been working with staff on some species substitutions and to address the location of some plant material. The plan in the agenda reflects these changes.

The staff recommends approval subject to the standard conditions for landscape plans.

(Staff Report by Greg Garrison)

(Applicant's Representative: Corey Kissel Wong)

(Applicable Rezoning Cases and PUPS: REZ2015-00005)

LANDSCAPE PLAN

POD2017-00082
GreenGate Residential
Section 1 – 12121 West
Broad Street

APPROVED

Eagle Construction of VA for ME Nuckols, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.88-acre site is located on the northern line of Graham Meadows Drive, approximately 1,300 feet west of its intersection with North Gayton Road, on parcels 732-764-4403, 732-764-8806, 732-764-2538, 732-764-0512, and 732-764-1421. 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 landscape plan for GreenGate Residential Section 1, which includes streetscape and common areas for 77 lots on the southeastern portion of the site adjacent to Graham Meadows Drive.

As of the preparation date of the agenda, the staff has not received a planting plan for the residential lots as outlined in the design guidelines. Staff has also requested that additional landscaping be provided between the commercial west parking area and the residential units. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

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(Staff Report by Greg Garrison)
(Applicant's Representative: Nathalie Croft)
(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-00006)

THREE CHOPT:

(Deferred from the February 22, 2017 Meeting)

REZ2017-00006 James W. Theobald for WAM Associates, LLC: Request to conditionally rezone from O-3C Office District (Conditional) to UMUC Urban Mixed Use District (Conditional) Parcel 747-761-9275 containing 4.081 acres located at the southeast intersection of Innslake Drive and Dominion Boulevard. The applicant proposes a mixed-use development of residential apartments and office uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis**

APPROVED

(Deferred from the February 22, 2017 Meeting)

PUP2017-00004 James W. Theobald for WAM Associates, LLC: Request for a Provisional Use Permit Under Sections 24-32.1(a)(n)(s)(t)(v)(z) and (aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for the following on Parcel 747-761-9275: outdoor vending; parking garages without ground floor retail uses; heights greater than 60'; density greater than 30 dwelling units per acre; open space less than 20%; commercial or office square footage less than 25% of total square footage; for-lease multifamily dwellings to exceed 30% of total units; and a parking plan, located at the southeast intersection of Innslake Drive and Dominion Boulevard. The existing zoning is O-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed-Use. The site is in the Innsbrook Redevelopment Overlay District. **Staff – Livingston Lewis**

APPROVED

DISCUSSION ITEM: Study of the Route 5 Corridor APPROVED

APPROVAL OF MINUTES: February 22, 2017 Minutes APPROVED

ADJOURN @ 10:42 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
March 22, 2017**

ADDENDUM

PAGE 11 – REVISED STAFF RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00066
7-Eleven at 389 E
Williamsburg Road

APPROVED

Blakeway Corporation for Southland Corporation and Vertical Construction: 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 replace an existing convenience store and construct a one-story, 2,940 square foot convenience store and fuel center. The 2.17-acre site is located on the southwest corner of the intersection at East Williamsburg Road and Beulah Road, on parcels 830-715-0718 and 830-714-0194. The zoning is B-3, Business District, R-3, One Family Residential District, and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The staff has completed its review of the lighting plan and conceptual landscape plan. The lighting plan conforms to the county lighting guidelines. The conceptual landscape plan illustrates a full 35-foot transitional buffer with all plantings, and the applicant indicates trees will be saved where possible.

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

PAGE 16 – ADDED CONCEPTUAL LANDSCAPE PLAN

PLAN OF DEVELOPMENT

POD2017-00070
Warehouse at 511 Ohio
Street

APPROVED

VHB for Goddin Street, LLC and Fulton Hill Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate two existing warehouse buildings and a parking area, and construct a one-story, 10,000 square foot warehouse building. The 1.15-acre portion of a 1.25-acre site is located at the southwest corner of the intersection at Ohio Street and Williamsburg ~~Road~~ **Avenue** on parcel 799-713-0439 and 798-713-9039. An additional 0.10-acre portion of the site is located in the City of Richmond along Williamsburg ~~Road~~ **Avenue** and will remain green space. The zoning is M-2, General Industrial District. County water and sewer. (**Varina**)

PAGE 18 – REVISED PLAN

LANDSCAPE PLAN

POD2017-00082
GreenGate Residential
Section 1 – 12121 West
Broad Street

APPROVED

Eagle Construction of VA for ME Nuckols, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.88-acre site is located on the northern line of Graham Meadows Drive, approximately 1,300 feet west of its intersection with North Gayton Road, on parcels 732-764-4403, 732-764-8806, 732-764-2538, 732-764-0512, and 732-764-1421. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. (**Three Chopt**)