

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 15, 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
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: @ 9:06 A.M.

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: All present.

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
SUB2016-00160 River Mill (November 2016 Plan)	296	59	0	Fairfield	July 1, 2020

TRANSFER OF APPROVAL

POD-56-97
POD2016-00512

Cook Out Restaurant at Short Pump Plaza Shopping Center (Formerly Captain D's at Short Pump Plaza Shopping Center) – 4245 Pouncey Tract Road

Cook Out-Short Pump, Inc., for Ratcliffe Group, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Short Pump Associates, LLC and Shoneys of Richmond, Inc. to Ratcliffe Group, LLC. The 1.32-acre site is located in an existing shopping center on the eastern line of Pouncey Tract Road, approximately 730 feet north of its intersection with West Broad Street (U.S. Route 250), on parcel 740-762-4084. The zoning is B-3C, 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 the continued compliance with the conditions of the original approval. Following an extensive building conversion from the previous Captain D's Restaurant to Cook Out Restaurant, staff inspected the site for continued compliance. No deficiencies were identified following completion of the restaurant conversion and related site work.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)

(Applicant's Representative: Ron Schultz)

(Applicable Rezoning Cases and PUPS: C-40C-88 and C-25C-91)

TRANSFER OF APPROVAL

POD-31-72 & POD-11-74
POD2016-00591 &
POD2017-00531

London Towne Phase II & London Towne Recreation Addition – 5618 Eunice Drive

Mike Parenzan for LTVA, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from States Construction Company to LTVA, LLC. The 24.89-acre site is located along Eunice Drive, east of Shrader Road, and west of Hungary Spring Road, approximately 1,125 feet north of East Parham Road, on parcel 765-756-2329. The zoning is R-5, General Residential District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies, as identified in the inspection report dated January 17, 2017, including missing plant material, faded pavement striping and markings, missing stop signs and stop bars, a damaged fence, and damaged light fixtures, have been addressed.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Mike Parenzan)

TRANSFER OF APPROVAL

POD-39-76
POD2016-00388
Almond Building at Forest
Office Park – 1610 Forest
Avenue

APPROVED/EXPEDITED

McGuireWoods, LLP for Forest Office Park Investor, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from NNN Forest Park, LLC, et al. to Forest Office Park Investor, LLC. The 2.72-acre site is located on the west line of Forest Avenue south of its intersection with Discovery Drive, on parcel 759-744-6234. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies as identified in the original inspection report dated September 2, 2016, including painting stop bars, handicap pavement markers, and parking spaces, as well as installation of three ADA parking signs, have been addressed. The applicant has also removed the dead branches from the Sycamore trees that line Forest Avenue.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Adena Patterson)

TRANSFER OF APPROVAL

POD-98-73 (pt)
POD2016-00389
Ratcliffe Building at Forest
Office Park – 1602 Rolling
Hills Drive

APPROVED/EXPEDITED

McGuireWoods, LLP for Forest Office Park Investor, 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 NNN Forest Park, LLC, et al. to Forest Office Park Investor, LLC. The 2.02-acre site is located on the western line of Rolling Hills Drive, approximately 300 feet south of Discovery Drive, on parcel 759-744-1150. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies as identified in the original inspection report dated September 1, 2016, including painting stop bars, handicap pavement markers, and parking spaces, as well as installation of ADA parking signs, have been addressed. The applicant has also removed the dead branches from within the trees on their site.

Though it is not required as part of the inspection, the owner plans to mill the parking lot in the spring of 2018. The new owner has made other improvements to the building that were not required by the County. The café within the building has been refurbished, a patio added on the rear, and a stacked stone wall and significant plantings have been added to create an outdoor space the tenants are already using.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Adena Patterson)

TRANSFER OF APPROVAL

POD-98-73 (pt)
POD2016-00391
Lee Building at Forest Office
Park – 8004 Franklin Farms
Drive

APPROVED/EXPEDITED

McGuireWoods, LLP for Forest Office Park Investor, 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 NNN Forest Park, LLC, et al. to Forest Office Park Investor, LLC. The 2.5-acre site is located at the northwestern corner of the intersection of Franklin Farms Drive and Rolling Hills Drive, on parcel 758-744-8530. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies as identified in the original inspection report dated September 1, 2016, including painting stop bars, handicap pavement markers, and parking spaces, as well as installation of 3 ADA parking signs, have been addressed. The applicant has also removed the dead branches from within the trees on their site.

Though it is not required as part of the inspection, the owner plans to mill the parking lot in the spring of 2018 as well as paint the building.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Adena Patterson)

PLAN OF DEVELOPMENT

POD2017-00506
Village Shopping Center
Redevelopment – 7035 Three
Chopt Road

APPROVED

Timmons Group for FW VA – The Village Shopping Center, LLC, Regency Centers, and Harris Integrated Management:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a 52,179-square foot portion of an existing shopping center and construct a 49,705-square foot grocery store anchor building. The 8.04-acre portion of the overall 11.791-acre site within Henrico County is located on the southern line of Patterson Avenue (State Route 6), approximately 280 feet west of its intersection at Three Chopt Road, on parcel 763-739-1375. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

The applicant proposes to demolish a portion of the existing Village Shopping Center, formerly occupied by the Martins grocery store, and to construct a new grocery anchor building attached to the existing CVS store to remain by a breezeway similar to the existing breezeway further south in the same shopping center. No additional tenant spaces are contemplated with this plan.

Continue

continued

The new grocery store will have an improved loading configuration and will modify the rear drive aisle and parking layout. Majority brick finished material on all exposed sides is proposed. A new sidewalk connection is proposed to bring pedestrian traffic into the site from Patterson Avenue.

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

29. Only retail business establishments permitted in a B-1 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. 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. The existing utility easement in conflict with the proposed building footprint shall be vacated prior to approval of the building permit for the said building.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Aimee Crady)

(Applicant’s Representative: Lee Ann Gudorp)

SUBDIVISION

SUB2017-00142
River Mill (November 2017
Plan) – Woodman Road

APPROVED

Timmons Group for Natalie W. Schermerhorn and HHHunt Communities: The 125.38-acre site proposed for a subdivision of 23 townhouses for sale, 160 zero lot line, single-family homes, and 50 single-family homes is located north of Woodman Road, approximately 2,500 feet west of Magnolia Ridge Drive, on parcels 779-773-4325, 779-773-9041, 780-774-2957, and parts of parcels 780-772-8360 and 781-773-2686. The zoning is R-5AC, General Residential District (Conditional), R-3C, One-Family Residential District (Conditional), and RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Fairfield) 233 Lots

This phase of the River Mill residential development includes lots to be located in additional area and small infill areas that were reserved with the November 2016 conditional subdivision plan.

Continue

continued

The applicant proposes a total of 233 additional lots with this conditional subdivision request. With these additional lots, the number of multifamily, townhouse, zero lot line, and single-family units approved in the overall 256-acre planned development will reach 814. The associated zoning cases allow for density to reach a mixture of units totaling 1,089 in the overall River Mill development.

The Board of Supervisors' approval of zoning case REZ2017-00017 enabled the applicant to make minor zoning boundary adjustments to better align blocks with the road layout. This allows the infill lots shown to be consistent with the adjacent lots on the respective blocks.

The townhouse and zero lot line portions of the development require subsequent Planning Commission approval of a Plan of Development. Additional plan details such as conceptual landscaping, sidewalk, amenities, and other site features will be provided with those plans.

Staff recommends conditional approval subject to the annotations on the plan, the standard conditions for subdivisions served by public utilities, residential townhomes for sale subdivisions, zero lot line subdivisions, and the following additional conditions:

16. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
17. Prior to requesting construction plan approval, the developer must furnish a letter from Virginia Dominion Power, stating that this proposed development does not conflict with its facilities.
18. The proffers approved as part of zoning cases **REZ2016-00002, REZ2016-00031, and REZ2017-00017** shall be incorporated in this approval.
19. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.

(Staff Report by Aimee Crady)

(Applicant's Representative: Jonathan Murray)

(Applicable Rezoning Cases and PUPS: REZ2016-00002, REZ2016-00031, and REZ2017-00017)

LANDSCAPE PLAN (Deferred from the October 25, 2017 Meeting)

POD2017-00424
Holloway Townes at
Wyndham Forest Section 1
– 11163 Opaca Lane

**DEFERRED TO
DECEMBER 13, 2017**

Youngblood, Tyler, and Associates, P.C. for HHHunt Holloway, 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 7.52-acre site is located approximately 850 feet east of the intersection at Nuckols Road and Opaca Lane and approximately 1,000 feet west of the western terminus of Holman Ridge Road, on parcel 748-771-7956. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

Continue

continued

This case was deferred by the applicant from the October 25, 2017 agenda. The previously submitted plans did not meet minimum submission requirement for overall 15% canopy and 5% parking canopy requirement.

A revised plan was received during preparation of the agenda; therefore, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Christina Goggin)
(Applicant's Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: REZ2015-00014)

PLAN OF DEVELOPMENT AND LIGHTING PLAN
(Deferred from the October 12, 2017 Meeting)

POD2017-00308
Innslake Place – Building 1 –
4235 Innslake Drive

DEFERRED TO
DECEMBER 13, 2017

Koontz-Bryant for WAM Associates, LLC and CATO Development: 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 five-story apartment building with 100 units above a ground floor parking deck in an urban mixed-use development. The 4.08-acre site is located on the southeastern corner of the intersection of Innslake Drive and Dominion Boulevard, on parcel 747-761-9275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Three Chopt)**

This plan was originally scheduled for the August 10, 2017 Planning Commission hearing, and the applicant requested a deferral to the September 27, 2017 Planning Commission hearing to address the comments from staff that prohibited their recommendation of approval to the Commission. Subsequently, the applicant has requested two additional deferrals to continue to address comments from staff.

A revised layout was received just prior to preparation of the agenda, and staff is in the process of reviewing the plan. Outstanding issues include streetscape requirements, lighting, stormwater, and architectural details.

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.

Continue

continued

29. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
30. The proffers approved as a part of zoning case REZ2017-00006 and the conditions of PUP2017-00004 shall be incorporated in this approval.
31. 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.
32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
33. Any existing easements in conflict within the proposed building footprints shall be vacated prior to approval of the building permit for the said building.
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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
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 sanitary sewer relocation plan must be approved prior to construction plan approval, as determined by the Director of Public Utilities.
38. Approval of architectural, engineering, and landscape architectural working drawings and specifications shall be obtained from the Innsbrook Architectural Review Committee prior to commencement of any construction.
39. Proposed restrictive covenants shall be submitted to the Department of Planning for review and approval as to form satisfactory to the County Attorney prior to any formal approval for development within the UMU district, and they shall be recorded prior to building permit approval.

(Staff Report by Tony Greulich)

(Applicant's Representative: Matthew T. Faris)

(Applicable Rezoning Cases and PUPS: PUP2017-00004, REZ2017-00006)

LANDSCAPE PLAN

POD2017-00536

Ample Self-Storage at Brook Run – 5500 Brook Road

APPROVED/EXPEDITED

Bay Companies, Inc. for Ample Storage Lake Worth, 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 3.79-acre site is located at the southwest corner of Brook Road (U.S. Route 1) and Brook Run Drive (private), on parcel 784-746-8660. The zoning is B-3C, Business District. County water and sewer. **(Fairfield)**

The plan of development for the subject property was approved by the Planning Commission at its April 22, 2015 meeting. The conditions of approval require that the landscape plan return to the Planning Commission for review and approval, pursuant to the conditions of provisional use permit number PUP2014-00020. The landscape plan satisfies the applicable requirements the zoning code and the conditions of the provisional use permit.

The plan satisfies the planting requirements of the 35-foot transitional buffer along its southern property line adjacent to the Overlook at Brook Run Apartments. The buffer width was reduced to 19 feet on the approved POD plan, pursuant to a buffer alternative provided by the zoning code. The code permits the buffer width to be reduced by 16 feet, since a solid brick wall with a minimum height of 8 feet is provided along the southern line of the property.

A forested natural buffer exceeding 75 feet in width is provided, in lieu of a 35-foot transitional buffer, along the western property line adjacent to the Overlook at Brook Run Apartments.

In accordance with the conditions of the provisional use permit, a 25-foot wide buffer satisfying the 25-foot transitional buffer requirements is provided along Brook Run Drive, a private street abutting the northern line of the property, and a 35-foot wide buffer satisfying the 35-foot transitional buffer requirements is provided along Brook Road (US Route1).

The dry pond BMP, located behind the landscape buffer along Brook Run Drive, is enclosed with an 8-foot decorative metal fence, that matches the 8-foot decorative metal fence securing the service court for the self-storage facility. In addition, HVAC units are proposed to be screened by a combination of brick walls and decorative metal fences with brick columns. Staff notes the landscape plan provides more than five times the minimum required tree canopy for the development. Staff also notes a majority of the proposed landscaping has already been installed. While a portion of the plant material has failed to thrive, the developer has already posted a bond to ensure replacement of any missing, dead, or diseased material in the spring.

Staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: PUP2014-00020 and C-030C-88)

APPROVAL OF MINUTES: October 25, 2017 Minutes APPROVED

ADJOURN @ 9:32 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 15, 2017**

ADDENDUM

There are no addendum items this month.