

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 27, 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: @ 9:01

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ms. Tammy Smith, Richmond Times-Dispatch

ROLL CALL: Mr. Nelson arrived at 9:17

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
SUB2015-00118 Holloway at Wyndham Forest (September 2015 Plan)	97	3	1	Three Chopt	July 1, 2020
SUB2015-00106 GreenGate (September 2015 Plan)	248	36	1	Three Chopt	July 1, 2020

TRANSFER OF APPROVAL

POD-67-98
POD2016-00539
Windsor Business Park
Building #1 – 8550 Magellan Parkway

APPROVED/EXPEDITED

Jacob A. Ginsberg, Esq., Shulman, Rogers, Gandal, Pordy & Ecker, P.A. for Windsor Business Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Mr. Robert B. Ball, Sr. et al and General Investment and Development Company to Magellan Investors, LLC. The 5.01-acre site is located on the eastern line of Magellan Parkway, approximately 500 feet north of its intersection at East Parham Road, on parcel 791-760-8378. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

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 23, 2017, including a missing tree and dumpster enclosure doors, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant’s Representative: Jacob A. Ginsberg)
(Applicable Rezoning Cases and PUPS: C-90C-97)

TRANSFER OF APPROVAL

POD-003-00 (pt)
POD2016-00548 and
POD2016-00549
Windsor Business Park
Buildings #2 & #4– 8570 and
8580 Magellan Parkway

APPROVED/EXPEDITED

Jacob A. Ginsberg, Esq., Shulman, Rogers, Gandal, Pordy & Ecker, P.A. for Windsor Business Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Windsor Business Park, LLC to Magellan Investors, LLC. The 13.5-acre site is located on the eastern line of Magellan Parkway, approximately 1,325 feet north of its intersection at East Parham Road, on parcels 791-761-4109 and 791-761-3872. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

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 23, 2017, including faded pavement markings and striping, alligator cracking, straightening of signs, and the removal of unscreened dumpsters, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Jacob A. Ginsberg)
(Applicable Rezoning Cases and PUPS: C-90C-97)

TRANSFER OF APPROVAL

POD-003-00 (pt)
POD2016-00541
Windsor Business Park
Building #3
– 8560 Magellan Parkway

APPROVED/EXPEDITED

Jacob A. Ginsberg, Esq., Shulman, Rogers, Gandal, Pordy & Ecker, P.A. for Windsor Business Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Windsor Business Park, LLC to Magellan Land Investors, LLC. The 8.08-acre site is located east of Magellan Parkway, approximately 675 feet north of its intersection at East Parham Road, on parcels 791-761-7321 and 792-761-0424. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. This site contains no improvements – the building has not yet been constructed.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Jacob A. Ginsberg)
(Applicable Rezoning Cases and PUPS: C-90C-97)

TRANSFER OF APPROVAL

POD-41-01 (pt)
POD2016-00540 and
POD2016-00552
Windsor Business Park
Buildings #5 and #7
– 8555 Magellan Parkway

APPROVED/EXPEDITED

Jacob A. Ginsberg, Esq., Shulman, Rogers, Gandal, Pordy & Ecker, P.A. for Windsor Business Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Robert B. & Edna H. Ball, Sr., Robert B. Ball, Jr., Roberta B. Rivers, and Windsor Business Park, LLC to Magellan Investors, LLC. The 11.44-acre site is located on the western line of Magellan Parkway, approximately 875 feet north of its intersection at East Parham Road, on parcels 790-760-7387 and 791-760-0456. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

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 23, 2017, including missing plant material, faded pavement markings and striping, and missing or unserviceable dumpster enclosure gates, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Jacob A. Ginsberg)
(Applicable Rezoning Cases and PUPS: C-90C-97)

TRANSFER OF APPROVAL

POD-09-09
POD2016-00542
Windsor Business Park
Building #10 – 430 East
Parham Road

APPROVED/EXPEDITED

Jacob A. Ginsberg, Esq., Shulman, Rogers, Gandal, Pordy & Ecker, P.A. for Windsor Business Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Windsor Business Park, LLC to Magellan Land Investors, LLC. The 7.63-acre site is located on the northwestern corner of the intersection at Magellan Parkway and East Parham Road, on parcel 791-760-1417. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. This site contains no improvements – the building has not yet been constructed.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Jacob A. Ginsberg)
(Applicable Rezoning Cases and PUPS: C-90C-97 and C-39C-03)

TRANSFER OF APPROVAL

POD-67-80
POD2017-00045
River Vista (Formerly Aspen
Station Apartments) – 1500
Forest Run Drive

APPROVED/EXPEDITED

BH Management for Richmond 1500 Forest Run, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Aspen Station Apartments, LLC to Richmond 1500 Forest Run, LLC. The 17.13-acre site is located at the southeast corner of the intersection of Sanctuary Drive and East Parham Road, on parcel 781-757-3622. The zoning is R-5, General Residential District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. At the time of the agenda's preparation, the applicant indicated that 10 deciduous trees and several shrubs were scheduled for planting by September 19, 2017. The remainder of the deficiencies as identified in the inspection report dated February 15, 2017, including faded or missing pavement markings, overhanging dead branches, unmaintained planting beds and landscape islands, and missing landscaping, have been addressed.

The staff's recommendation will be made at the meeting.

(Staff Report by Lee Pambid)
(Applicant's Representative: Jacob A. Ginsberg)

TRANSFER OF APPROVAL

POD2012-00105
POD2017-00121
Panera Bread – The Shops at
White Oak Village – 4483
South Laburnum Avenue

APPROVED/EXPEDITED

Darwin J. Walker for DJW Laburnum, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Laburnum Investments, LLC and Panera, LLC to DJW Laburnum, LLC. The 1.2-acre site is located on an outparcel in an existing shopping center along the eastern line of South Laburnum Avenue, approximately 300 feet north of Audubon Drive, on parcel 815-716-5777. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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 March 16, 2017 including a missing Crape Myrtle, have been resolved at this time.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Darwin J. Walker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL

POD-09-84
POD2016-00242
Hickory Creek Apartments
(Formerly Timber Creek
Apartments) – 2344 Hickory
Creek Drive

APPROVED/EXPEDITED

Doug Morehead for Hickory Creek Owner, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from William C. Trimmer to Hickory Creek Owner, LLC. The 20.41-acre site is located at the northwestern corner of the intersection at Mayland Drive and Tuckernuck Drive, on parcel 756-755-6553. The zoning is R-5, General Residence District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies, as identified in the inspection report dated May 27, 2016, including an overhaul of landscaping throughout the entire community, faded parking lot striping and handicap markers, missing fire lane signs, and missing dumpster enclosures, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Doug Morehead)

TRANSFER OF APPROVAL

POD-111-84
POD2016-00221
Forest Center I (Formerly
Forest Financial Building) –
7110 Forest Avenue

APPROVED/EXPEDITED

Jeffrey Clary for Glen Forest Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Grenoble Associates and Chevy Chase Land, Co. to Glen Forest Richmond, LLC. The 2.42-acre site is located along the southern line of Forest Avenue, approximately 102 feet west of its intersection with Brigham Road, on parcel 764-745-4711. The zoning is [R-6C], General Residence District (Conditional) and R-3, One-Family Residence District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies, as identified in the inspection report dated May 24, 2016, including missing landscaping and faded parking lot striping, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Jeffrey Clary)
(Applicable Rezoning Cases and PUPS: C-43C-81)

**PLAN OF DEVELOPMENT AND LIGHTING PLAN
(Deferred from the August 10, 2017 Meeting)**

POD2017-00308

Innslake Place – Building 1 –
4235 Innslake Drive

**DEFERRED TO
OCTOBER 12, 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)**

At the August 10, 2017 Planning Commission hearing, 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. A revised layout was requested detailing streetscape, landscaping, and hardscape components including site lighting, in accordance with UMU code requirements and Innsbrook Mixed-Used District Urban Design Guidelines. Staff also requested the developer submit revised architectural plans providing additional information on proposed pedestrian entrances to the buildings. Additionally, the Division of Fire had requested a revised layout to address fire access concerns and the Traffic Engineer had requested an additional permanent access point to Building B be provided.

A fully revised plan, which deletes one of the buildings from this request, was received on September 14, 2017 and is currently under review. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 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. 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.

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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 sewer relocation plan must be approved prior to construction plan approval.
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)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00435

Belmont at River Mill –
Woodman Road

APPROVED

Youngblood, Tyler, and Associates, P.C. for 2352, 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 285 apartment units, including ten three-story buildings totaling 355,851 square feet and three two-story buildings with garages totaling 7,083 square feet. Additional buildings include a one-story, 7,083-square foot clubhouse and three standalone one-story garages totaling 6,714 square feet. The 21.38 -acre site is located at the northwest corner of the intersection of Magnolia Ridge Drive and Woodman Road, on parcel 782-771-0431. The zoning is R-5C, General Residential District (Conditional). County water and sewer. **(Fairfield)**

This proposed apartment complex is anticipated to be the first component of the River Mill development under construction. The developer has requested approval of 285 total apartment units, a clubhouse, pool, pool house cabana, tot lot, and recreational park area.

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Ten three-story, flat-style apartment buildings with a total of 276 units and 355,881 square feet are proposed. In addition, three two-story carriage style apartment buildings with a total of 9 units and 7,083 square feet are proposed. Each carriage style unit will have a one-car garage. Additional buildings include a one-story 7,262 square foot clubhouse central to the site and adjacent to the pool and an 823-square foot pool house cabana. Three detached garage buildings with a total of 30 garage spaces and 6,714 square feet are also proposed.

A standard County sidewalk will be provided along the north side of Magnolia Ridge Drive which will connect to the proffered 10-foot wide multi-use trail that will be constructed as part of the Woodman Road extension project. Additional interior sidewalks will connect the entire community to the public sidewalks.

Building elevations provide brick on the majority of the first and second floors, fulfilling proffer 53 of zoning case REZ2016-00002 which requires that a minimum of 35% in the aggregate, of the exterior portions of the front building wall surfaces of each building, excluding windows, dormers, gables, doors, trim, soffit, fascia, and architectural design features, shall be brick, stone or stone veneer construction. All remaining parts of the building will be cementitious siding.

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 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.
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. A concrete sidewalk meeting County standards shall be provided along the northern side of Magnolia Ridge Drive.
34. A ten-foot wide asphalt paved multi-service trail shall be constructed along the northern side of Woodman Road.
35. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance

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- of occupancy permits.
36. Outside storage shall not be permitted.
 37. The proffers approved as a part of zoning case REZ2016-00002 shall be incorporated in this approval.
 38. 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.
 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 Matt Ward)

(Applicant's Representative: Adam Werner)

(Applicable Rezoning Cases and PUPS: REZ2016-00002)

LANDSCAPE PLAN

POD2017-00405
Holloway at Wyndham
Forest – Section 5
– 11120 Nuckols Road

APPROVED/EXPEDITED

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 8.98-acre site is located approximately 1,800 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 part of parcel 748-772-2307. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

This landscape plan for Holloway at Wyndham Forest Section 5 subdivision consists of 8.98 acres with 13 zero lot line dwellings on public roads. The site was rezoned July 21, 2015 and the proffers require street trees at a minimum of two-inch caliper to be planted every 50 feet in road length along each side of the public roads. With the street trees and the tree save areas within this section of the subdivision, the tree canopy will exceed the 15% 10-year tree canopy requirement.

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In addition to the proffered street trees, foundation plantings are proffered for all front and side facades on corner houses. Of the material planted around the foundation, 50% must be evergreen with a total of one plant for every two linear feet of elevation planted in an aesthetically pleasing arrangement. Proffers also specify that front yards will be sodded exclusive of mulched beds, and served by individual irrigation systems. This also includes the side yards on street corner lots. The plans comply with all proffers

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

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

LANDSCAPE PLAN

POD2017-00423
Holloway at Wyndham
Forest – Section 6
– 11120 Nuckols Road

APPROVED/EXPEDITED

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 10.628-acre site is located approximately 2,400 feet east of the intersection at Nuckols Road and Opaca Lane and approximately 1,100 feet west of the western terminus of Holman Ridge Road, on parcel 750-772-1612. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

This landscape plan for Holloway at Wyndham Forest Section 6 subdivision consists of 10.63 acres with 28 zero lot line dwellings on public roads. The site was rezoned July 21, 2015 and the proffers require street trees at a minimum of two-inch caliper to be planted every 50 feet in road length along each side of the public roads. With the street trees and the tree save areas within this section of the subdivision, the tree canopy will exceed the 15% 10-year tree canopy requirement.

In addition to the proffered street trees, foundation plantings are proffered for all front and side facades on corner houses. Of the material planted around the foundation, 50% must be evergreen with a total of one plant for every two linear feet of elevation planted in an aesthetically pleasing arrangement. Proffers also specify that front yards will be sodded, exclusive of mulched beds, and served by individual irrigation systems. This also includes the side yards on street corner lots. The plans comply with all proffers.

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

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

LANDSCAPE PLAN

POD2017-00424
Holloway Townes at
Wyndham Forest Section 1
– 11120 Nuckols Road

**DEFERRED TO
OCTOBER 25, 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 part of parcel 748-772-2307. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a plan that meets minimum code requirements. The minimum overall 15% canopy and 5% parking canopy requirement are not provided for the landscaping plan and no photometrics were provided for the lighting plan. The staff, therefore, cannot complete its review or make a recommendation at this time.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting 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

POD2017-00422
Westpark Phase 1 Shopping
Center Redevelopment –
9645 West Broad Street

APPROVED/EXPEDITED

Timmons Group for IVT Westpark Glen Allen, LLC, InvenTrust Properties, Inc., and Skilkengold Development PX, LLC: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a 59,068-square foot portion of an existing shopping center and construct a one-story 52,744-square foot grocery building with drive-through pharmacy service. The 7.95-acre site is located at the southwestern intersection of Pemberton Road (State Route 157) and West Broad Street (U.S. Route 250), on parcel 754-758-2409 and part of parcel 753-758-7318. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is to construct a new 52,744-square foot grocery store with a drive-through pharmacy to replace an existing 59,068-square foot grocery store within The Westpark Phase I Shopping Center. Both the layout and submitted architectural plans are compliant with proffers associated with zoning case C-76C-89.

The building will utilize reddish brown brick, with light brown brick accent bands along the front. The main entrance feature is composed of tan brick and EFIS with a gray standing seam metal roof and beige knee walls. The materials and colors match the existing shopping center.

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The applicant is also providing a sidewalk along the south side of West Broad Street along their portion of the shopping center and providing an ADA access from the sidewalk into the site.

A lighting plan has been submitted as part of this review. The applicant proposes concealed source LED lighting; 27-foot-tall poles with an ultimate light height of 30 feet in the front of the shopping center and 22-foot-tall poles with an ultimate light height of 27 feet along the side and rear drive aisles. The building mounted lighting is mounted at 10 feet for lights above doors for ingress/ egress and 16 feet for other building mounted lights.

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. Only retail business establishments permitted in a B-2 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation for work in the right of way 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 West Broad Street (U.S. Route 250).
34. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
35. The proffers approved as a part of zoning case C-76C-89 shall be incorporated in this approval.
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 Matt Ward)

(Applicant's Representative: Lee Ann Gudorp)

(Applicable Rezoning Cases and PUPS: C-76C-89)

PLAN OF DEVELOPMENT (Deferred from the July 26, 2017 Meeting)

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

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)**

APPROVED/EXPEDITED

The church had requested deferral until the September 27, 2017 Planning Commission meeting to allow time to address issues related to right of way improvements on Pouncey Tract Road. The staff plan reflects provision of right of way dedication, construction of a turn lane, an improved entrance adjacent to Strikers Park, and provision of sidewalk as required by the County.

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

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

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 Pouncey Tract Road (State Route 271) and Shade Grove Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting County standards shall be provided along the east side of Pouncey Tract Road (State Route 271).
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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

(Staff Report by Christina Goggin)

(Applicant's Representative: Anne Tignor)

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

PLAN OF DEVELOPMENT

POD2017-00427

Peak 10 Data Center at Villa Park – 8020 Villa Park Drive

APPROVED/EXPEDITED

Townes Site Engineering for Riverstone Properties and RP Villa Park, 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, 72,500-square foot office and data warehouse building with a 17,960-square foot mechanical courtyard, and a future 62,500-square foot data warehouse building with a 17,960-square foot mechanical courtyard. The 9.22-acre site is located on the western line of Villa Park Drive, approximately 2,100 feet south of East Parham Road, on parcel 781-755-0513 and part of parcel 780-754-4684. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

The applicant proposes to construct a new data center complex in two phases. The first phase will include a 10,000-square foot administrative office and an attached 62,500-square foot data warehouse building. Phase two proposes an additional 62,500 square feet of data warehouse space, to be attached and designed as a continuation of the first phase building design, materials, and dimensions, as shown in the elevations and renderings provided in the staff plan. The plan is designed to accommodate all necessary infrastructure anticipated for both phases of the building.

Each phase includes a 17,960-square foot equipment yard, which will be fully enclosed by a 20-foot-tall masonry wall. The applicant has indicated that the proposed mechanical equipment in the screened area does not exceed 15 feet. The masonry wall will be finished with smooth-faced block, consistent with the primary building material.

As the parcel is currently heavily wooded, tree protection measures will be implemented. In addition to the information provided, buffer screening will continue to be evaluated after initial disturbance through landscape plan review and approval.

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

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29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-87C-86 shall be incorporated in this approval.
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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Zack Wilkins)

(Applicable Rezoning Cases and PUPS: C-87C-86)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00433
Bee Safe Storage – Old
Staples Mill Road

APPROVED

**Balzer and Associates, Inc. for PRUITT F G JR & O J & R
Iand CIP Construction Company:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 93,231-square foot self-storage facility. The 1.93-acre site is located on the eastern line of Old Staples Mill Road, approximately 300 feet north of its intersection with Staples Mill Road (U.S. Route 33) and 300 feet north of the northern terminus of Landmark Road, on part of parcel 770-756-3352. The zoning is M-1, General Light Industrial District and M-1C, Light Industrial District (Conditional). County water and sewer.
(Brookland)

This proposal is to construct a three-story 93,231-square foot self-storage facility in between the Wawa and an existing mini storage facility on Old Staples Mill Road. Both the layout and submitted architectural plans are compliant with proffers associated with zoning case C-43C-90.

The building will utilize deep red-brown brick, with light red-brown brick accent bands around the building. A gray stacked stone feature is located on both sides of the main entrance. The building also offers windows on the second and third levels in addition to dark gray loading doors on the first level to help break up the building mass. The building also has a raised parapet to help screen the roof top equipment. There is a proffered 20-foot wide landscape strip along Old Staples Mill Road which shall be planted with a transitional 10-foot buffer.

The proposed lighting plan offers one 20-foot tall pole light and the rest of the site lighting is building mounted at 20 feet. All of the lights are concealed source per proffers and do not exceed

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.5-foot candles at the property line.

Currently, there is a 66-foot private ingress/egress easement that is located under the proposed building that will need to be quitclaimed by the property owner prior to construction plan and building permit approval. A portion of the easement is shown to remain where a future connection could be made to the Landmark Road extension as approved by conditional subdivision SUB2008-00237 in 2005.

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 right-of-way for widening of Old Staples Mill Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-43C-90 shall be incorporated in this approval.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. The existing 66-foot easement in conflict with the building footprint shall be quitclaimed prior to approval of the building permit for the said building.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Christina Goggin)
(Applicant's Representative: Aaron Breed)
(Applicable Rezoning Cases and PUPS: C-43C-90)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00346
Panda Express at
1782 North Parham Road

APPROVED

Ingenium Enterprises, Inc. for NC Park 1235 LLC and Panda Restaurant Group, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish two office buildings totaling 4,560 square feet and to construct a one-story, 2,100-square foot restaurant. The 0.71-acre site is located on the western line of North Parham Road, approximately 240 feet south of its intersection with Three Chopt Road, on parcel 753-747-9823. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant proposed demolition of two vacant one-story office buildings totaling 4,560 square feet, to construct a new 2,100-square foot fast-casual restaurant. Drive through service is not contemplated at this location. Sidewalk will be installed along the property frontage, which will complete a continuous length of sidewalk from Three Chopt Road to Starling Drive for the block. The entrance will be updated to improve vehicular maneuvering into the site from N. Parham Road, and pavement will be repaired along the common driveway prior to certificate of occupancy for the new building.

The renderings of the proposed building illustrate a combination of materials including red-tone brick, EIFS, brown wood-like composite decking, and stone veneer, which are consistent with the proffered architectural elevations of recent zoning case REZ2016-00042.

A lighting plan is included, proposing LED fixtures compatible with the adjacent McDonald's approved fixtures, and demonstrating adequate lighting levels throughout the parking lot.

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. A concrete sidewalk meeting County standards shall be provided along the west side of North Parham Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2016-00042 shall be incorporated in this approval.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: James D. Neff)

(Applicable Rezoning Cases and PUPS: REZ2016-00042)

PLAN OF DEVELOPMENT

POD2017-00379
Taco Bell at Staples Mill
Square Shopping Center –
8991 Staples Mill Road

APPROVED/EXPEDITED

Sekiv Solutions, LLC for Staples Mill Square Holding, LLC and Burger Busters VIII, 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, 2,558-square foot restaurant with drive-through facilities on an outparcel in an existing shopping center. The 1.19-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 650 feet south of Hungary Spring Road, on parcel 768-758-3811. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The proposed drive-through restaurant would occupy the last remaining outparcel in the Staples Mill Square Shopping Center. The B-2 zoning district permits restaurants with drive-through facilities. No outdoor dining is proposed at this time. The proffers of zoning case C-077C-94 permit the shopping center to have one outparcel per every 300 feet of street frontage along Staples Mill Road. This outparcel would be the fifth and final outparcel to be developed. Additionally, the proffers require a 25-foot wide landscape buffer along Staples Mill Road (US Route 33), the architectural treatment of the proposed building to be compatible with the remainder of the shopping center, the limit the height of light poles on outparcels to be 20 feet, and HVAC equipment to be screened. The proffered buffer along Staples Mill Road was previously planted. A sidewalk connection from the restaurant to the public sidewalk along Staples Mill Road will be provided. The proposed development satisfies all applicable zoning and proffered requirements.

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. Only retail business establishments permitted in a 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. The proffers approved as a part of zoning case C-77C-94 shall be incorporated in this approval.
33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-through facilities, the owner/occupant shall close the drive-through facilities until a solution can be designed to prevent traffic backup.
34. 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.
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, 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.

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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 Matt Ward)

(Applicant's Representative: Stuart Little)

(Applicable Rezoning Cases and PUPS: C-77C-94)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00437
(POD-79-96 Revised)
Triangle Rock Club – 4700
Thalbro Street

**DEFERRED TO
OCTOBER 25, 2017**

Silvercore for Head Shot Holdings, LLC and Adventure Capitalists, Inc. (DBA Triangle Rock Club): 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, 6,300-square foot addition to an existing building for use as an indoor rock climbing facility. The 2.06-acre site is located on the northwestern corner of the intersection of Thalbro Street and Maywill Street, on parcel 775-738-8636. The zoning is M-1, Light Industrial District. County water and sewer.
(Brookland)

The proposal is for a one-story, 6,300-square foot addition to the eastern side of an existing building, currently under conversion to an indoor rock climbing facility. The existing building was built in 1977 as a racquetball gym and indoor fitness facility, with an associated parking lot expansion in 1996.

The building addition is a metal building with split-face CMU base, stone veneer pilasters, and EIFS on the front elevation. This same treatment will be continued on the front façade of the existing building as well. The eastern side and rear elevations of the addition will continue the split-face CMU base and stone veneer pilasters but will have metal panels instead of the EIFS finish, accented with clerestory windows. The existing building's western and rear elevation are constructed of CMU.

As of the preparation of the agenda, staff cannot recommend approval due to several outstanding issues. Staff has requested a revised plan to address several items including: provision of adequate parking on-site for the proposed uses; demonstration that building setbacks are met; provision of ground mounted HVAC and dumpster screening with materials detailed; provision of elevations and floor plans corresponding to each other, as well as the site plan with all uses labeled; and provision of site lighting photometrics and fixture details. Also, the Department of Public Works – Engineering Division is not recommending approval because the storm water management plan provides no indication of quantity compliance.

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:

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- 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. 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.
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 Kate McMillion)
(Applicant's Representative: Ryan Evans)**

PLAN OF DEVELOPMENT

POD2017-00436
Retail East Outparcel 4C at
West Broad Marketplace –
12210 West Broad Street

APPROVED

VHB for MCP West Broad Marketplace, LLC and NV Retail, Inc.: 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, 8,000-square foot retail/existing restaurant building with outdoor dining in an existing regional shopping center. The 0.65-acre site is located on the northern line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 732-765-6262. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The developer proposes a one-story, 8,000-square foot multi-tenant retail/restaurant building with drive-through facilities and outdoor dining. The proposed construction is on the last remaining parcel of the West Broad Marketplace development. The zoning case REZ2014-00028 shall apply.

The building elevations feature a combination of brick, stone, fiber cement board, and ground face and smooth face CMU with precast concrete accents for the stone pilasters. The awnings are fabric. The floor plan indicates three tenant spaces for restaurants.

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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

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32. The proffers approved as a part of zoning case REZ2014-00028 shall be incorporated in this approval.
33. 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: Timothy Smith)

(Applicable Rezoning Cases and PUPS: REZ2014-00028)

DISCUSSION ITEM: Staff will provide an update on the Route 5 Corridor/Marion Hill Study.

APPROVAL OF MINUTES: July 26, 2017 Minutes **APPROVED**

ADJOURN @ 10:00 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
September 27, 2017**

ADDENDUM

PAGE 8 – REVISED STAFF RECOMMENDATION

TRANSFER OF APPROVAL

POD-67-80
POD2017-00045
River Vista (Formerly Aspen
Station Apartments) – 1500
Forest Run Drive

APPROVED/EXPEDITED

BH Management for Richmond 1500 Forest Run, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Aspen Station Apartments, LLC to Richmond 1500 Forest Run, LLC. The 17.13-acre site is located at the southeast corner of the intersection of Sanctuary Drive and East Parham Road, on parcel 781-757-3622. The zoning is R-5, General Residential District. County water and sewer. **(Fairfield)**

All deficiencies, including the replacement of trees and shrubs, have been addressed.

The staff recommends approval of the transfer request.

Page 29 – REVISED CONDITION

PLAN OF DEVELOPMENT

POD2017-00379
Taco Bell at Staples Mill
Square Shopping Center –
8991 Staples Mill Road

APPROVED/EXPEDITED

Sekiv Solutions, LLC for Staples Mill Square Holding, LLC and Burger Busters VIII, 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, 2,558-square foot restaurant with drive-through facilities on an outparcel in an existing shopping center. The 1.19-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 650 feet south of Hungary Spring Road, on parcel 768-758-3811. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

29. REVISED: Only retail business establishments permitted in a ~~ZONE~~ **B-2 zone** may be located in this center.