

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 12, 2018

9:00 A.M.



PLANNING COMMISSION

Sandra M. Marshall, Chairperson (Three Chopt)
Gregory R. Baka, Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Adrienne F. Kotula (Brookland)
William M. Mackey, Jr. (Varina)
Patricia S. O'Bannon, 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, Senior Principal Planner
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Matthew Ward, County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Spencer Norman, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

PLAN OF DEVELOPMENT

POD2018-00429
Don Rudd Project – 2106
Henderson Road

Advanced Engineering, LLC for Donald Rudd: 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, 4,000-square foot storage building with accessory parking. The 1-acre site is located at the northeastern corner of the intersection of West Broad Street (U.S. Route 250) and Henderson Road, on parcel 771-740-3432. The zoning is B-3C, Business District (Conditional) and B-3, Business District. County water and sewer. **(Brookland)**

This proposal is for a 4,000-square foot brown split faced masonry building with a 400-square foot office. The primary use of the building will be for the storage of antique and classic cars owned by the developer. The site is located on the northern line of Henderson Road and is currently a vacant graveled parcel with some existing woods on the western property line that will help comprise the required 35-foot transitional buffer.

The layout and architectural elevations submitted by the applicant are in conformance with REZ2018-00032, as approved by the Board of Supervisors at their September 18, 2018 meeting. They provide for quality development such as a 35-foot transitional buffer landscape strip along the residentially zoned property to the west and north, and a 10-foot transitional buffer along Henderson Road across from the O-2 zoning. A masonry building, HVAC equipment and dumpster screening requirements, and hours of operation proffers further enhance this development.

Prior to construction plan approval, the engineer will need to provide additional improvements within the project to meet Public Works' requirements, such as curb and gutter around the interior parking lot and underdrains along the road widening; additionally, stormwater outfall adequacy must be shown for each discharge point.

At the time of the preparation of this report, the Department of Public Works Traffic Division cannot recommend approval because additional right-of-way is required for West Broad Street (U.S. Route 250) frontage. The developer inadvertently combined this parcel by deed with an adjacent parcel he already owns at 5810 West Broad Street (U.S. Route 250). He is currently going through the process to re-subdivide the property by deed to the original property lines seen at rezoning.

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:

29. The right-of-way for widening of West Broad Street (U.S. Route 250) 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. All repair work shall be conducted entirely within the enclosed building.
31. The proffers approved as a part of zoning case REZ2018-00032 shall be incorporated in this approval.

Continue

continued

- 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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.
- 35. 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: Jeff Keith)
(Applicable Rezoning Cases and PUPS: REZ2018-00032)

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 AND LIGHTING PLAN

POD2018-00468

Valvoline Instant Oil Change
at Staples Mill Marketplace –
9114 Staples Mill Road

CESO, Inc. for Market Place Holdings, LLC and Valvoline Instant Oil Change: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 1,620-square foot instant oil change facility. The 2.41-acre site is located on an outparcel in an existing shopping center on the western line of Staples Mill Road (U.S. Route 33), approximately 400 feet south of its intersection with Hungary Spring Road, on part of parcel 767-757-9294. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

This proposal includes construction of a one-story, two-bay, 1,620-square foot auto service station with site lighting. The use is permitted by provisional use permit PUP2018-00011 and proffer amendment REZ2018-00034, which were approved by the Board of Supervisors on October 16, 2018. The proffered conditions set forth by rezoning case C-3C-09 also apply.

The layout and elevations submitted are in conformance with those proffered. The elevations propose a building constructed primarily of dark brown brick with a grey brick base. The lighting plan proposes four freestanding LED lighting fixtures mounted twenty-five feet in height in addition to three building mounted wall sconces. Staff has requested additional information to ensure the lighting will be coordinated with the existing shopping center lighting. A conceptual landscape plan is provided for informational purposes. A future detailed landscape plan will be reviewed under separate cover.

Staff has requested a revised plan that addresses the following issues. The Department of Public Works – Traffic expressed concerns regarding inadequate stacking length. In addition, planning staff requested a revised plan that includes an overall master plan and a six-foot landscape strip between the site and the adjacent Zaxby’s Restaurant site.

As of the preparation date of this agenda, staff has not received a revised plan and lighting information as requested. Therefore, the staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and 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. 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. All repair work shall be conducted entirely within the enclosed building.
33. The proffers and conditions approved as a part of zoning cases PUP2018-00011, C-36C-09, and REZ2018-00039 shall be incorporated in this approval.

Continue

continued

- 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 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 Spencer Norman)

(Applicant's Representative: Jeffrey Tibbitts)

(Applicable Rezoning Cases and PUPS: C-3C-09, REZ2018-00034, and PUP2018-00011)

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

POD2018-00471
Middleton Place – 9460
Hungary Road

AES Consulting Engineers for Hungary Road Investments, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 23 detached dwellings for sale with zero lot lines. The 9.8-acre site is located on the northern line of Hungary Road, approximately 240 feet west of its intersection with Fairlake Lane, on parcel 756-761-2574. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Brookland)**

This proposal is for 23 detached dwellings for sale with zero lot lines. The location is a wooded parcel with a single-family dwelling on Hungary Road, and with single family dwellings to the east and north and townhouses to the south and west. This development proposes preserving 3.7 acres in undisturbed acreage on the eastern side of the parcel in wetlands, floodplain, and RPA.

The layout and architectural elevations submitted by the applicant are in conformance with the proffers of REZ2018-00027. They provide for quality development such as a 35-foot transitional buffer landscape strip along Hungary Road, street trees, and sodded yards.

The proffers require 2.5-inch caliper trees to be provided along the internal road, one tree on each side for every 50 feet of road length. Spacing of trees is to be adjusted as needed to accommodate driveways and underground utilities. Non-proffered improvements include a 10-foot transitional buffer between the new lots and the existing Broad Meadows neighborhood to the north and east.

At the time of the preparation of this report, the Department of Public Works Environmental Division cannot recommend approval due to conflicts with buffers stipulated in the Department of Public Works Piping Policy. The buildable area must be shifted so that the 20-foot side yard setback on Lot 4, and the maintenance easements on Lots 5 and 17, are outside the 25-foot buffer required along an existing stream. A waiver request must be approved by the Director of Public Works to reduce the 25-foot buffer. Before any request can be approved, written evidence must be provided to show that the United States Army Corps of Engineers and/or Virginia Department of Environmental Quality will not authorize this channel to be eliminated and piped.

The applicant indicates they are working on a revised plan. Staff's 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. 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.
31. 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.

Continue

continued

- 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 building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for 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 subdivision plat for Middleton Place shall be recorded before any building permits are issued.
- 35. A concrete sidewalk meeting County standards shall be provided along the northern side of Hungary Road to the extent required per REZ2018-00027.
- 36. A 10-foot planting strip to preclude ingress or egress along the western side of Becton Road shall be shown on the approved plans. Additionally, a 35-foot planting strip to preclude ingress or egress along the northern side of Hungary Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
- 37. The proffers approved as a part of zoning case REZ2018-00027 shall be incorporated in this approval.
- 38. 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.
- 39. 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 Christina Goggin)
(Applicant's Representative: Kirk Hawley)
(Applicable Rezoning Cases and PUPS: REZ2018-00027)

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

LANDSCAPE AND LIGHTING PLAN

POD2018-00430 and
POD2018-00431
Ample Storage – Three
Chopt Road – 10210 Three
Chopt Road

Bay Companies, Inc. for Ample Storage Three Chopt, LLC and Richmond Retirement RES II, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.64-acre site is located on the northeastern line of Three Chopt Road, approximately 365 feet northwest of its intersection with Gaskins Road, on parcel 750-755-0814 and part of parcel 749-755-4576. The zoning is B-2C, Business District (Conditional) and R-6C, General Residential District (Conditional). County water and sewer. **(Tuckahoe)**

The lighting plan for Ample Storage facility on Three Chopt Road conforms with the lighting conditions of PUP2014-00018, which specifies that all exterior lighting shall be produced from concealed sources. The lighting plan also conforms to the proffered exterior lighting conditions of 20-foot pole height and minimization of glare as set forth in REZ2014-00049.

Additionally, the landscape plan provides the 50-foot buffer along Three Chopt Road, the 25-foot buffer along Interstate 64 and Gaskins Road, and the 25-foot transitional buffers along the northern and southern lines of the property, which conform to the proffered conditions as set forth in REZ2014-00049. Comments from planning staff and other agencies have been addressed.

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

(Staff Report by Salim Chishti)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: REZ2014-00049 and PUP2014-00018)

APPROVED: _____ **APPROVED ON EXPEDITED AGENDA:** _____

DEFERRED BY APPLICANT TO: _____ **DEFERRED BY PC TO:** _____

DENIED: _____ **WITHDRAWN:** _____ **SEE ADDENDUM PAGE:** _____

MOTIONED BY: _____ **SECONDED BY:** _____ **ABSTAINED:** _____

REMARKS:

APPROVAL OF MINUTES: November 14, 2018 Minutes

APPROVED: _____	DEFERRED BY PC TO: _____	
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____

ADJOURN

MOTIONED BY: _____	SECONDED BY: _____	TIME: _____
---------------------------	---------------------------	--------------------