

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 28, 2018

9:00 A.M.

SEE ADDENDUM



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)
Eric S. Leabough, C.P.C. (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
Kevin D. Wilhite, C.P.C., AICP, County 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
Lee Pambid, C.P.C., County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:01

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: Mr. Leabough - absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00218 Sadler Green (February 2014 Plan)	1	1	3	Three Chopt	July 1, 2020

PLAN OF DEVELOPMENT

POD2018-00014
River Mill Section 3 –
Woodman Road

APPROVED/EXPEDITED

Timmons Group for HHHunt River Mill, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 23 three-story residential townhomes for sale and 56 detached dwellings for sale with zero-lot lines. The 16.58-acre site is located on the northern line of future Woodman Road extended, approximately 2,200 feet west of Brook Road (U.S. Route 1), on parts of parcels 782-773-0113, 780-772-8360, and 781-773-2686. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5AC, General Residential District (Conditional). County water and sewer. **(Fairfield)**

The applicant requests plan of development approval for the second section of residential units in the overall River Mill development to include 23 three-story townhouses for sale and 56 single-family homes with zero lot lines. This section includes portions of two subdivision plans previously granted conditional approvals in November 2016 and November 2017. These areas infill the portion of the development in the overall project closest to Woodman Road, along with the previously approved plan of development area for Section 2. The plan is in accordance with the proffered conditions.

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

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

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. For zero lot line units, building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective 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 unit house numbers shall be visible from the parking areas and drives.
35. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
36. The subdivision plat for River Mill Section 3 shall be recorded before any building permits are issued.
37. 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.
38. The proffers approved as a part of zoning cases REZ2016-00002 and REZ2017-00017 shall be incorporated in this approval.
39. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

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40. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
41. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
42. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
43. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Jonathan Murray)

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

PLAN OF DEVELOPMENT

POD2017-00535
Aleks Cool Boxes – 3005
Lafayette Avenue

APPROVED/EXPEDITED

Obsidian, Inc. for Parham 10-12, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two eight-foot-wide and 40-foot-long metal storage containers with permanent foundations totaling 640 square feet for storage of construction materials by a home improvement contractor. The 0.52-acre site is located along the southern line of Lafayette Avenue, approximately 70 feet west of Impala Drive, on parcel 774-749-9420. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The property owner/developer is a home improvement contractor who intends to store construction material related to his business, including windows and doors, in the proposed metal storage buildings. Once metal cargo containers are secured to permanent foundations, they become storage buildings. No outdoor storage or refuse containers are proposed at this time. If proposed in the future, they will be required to be screened by an opaque fence or wall. Access to the storage buildings and accessory parking will be provided from 3006 Lincoln Avenue, which the property owner/developer also owns and currently leases to other contractors. A private access agreement will be recorded to secure permanent access should either property change ownership. No site

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lighting is proposed at this time. Should site lighting be provided in the future, a lighting plan, including screening of any electrical transformers and meters, must be submitted for review and approval. The property is currently occupied by a grass field and a gravel driveway. In accordance with code requirements, the gravel driveway will be abandoned and over-seeded and approximately nine large trees will be planted to satisfy tree canopy 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. Outside storage shall not be permitted except as shown on the approved plan.
30. 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. The existing gravel driveway from Lafayette Avenue will be abandoned and over-seeded, and vehicular access shall be provided from 3006 Lincoln Avenue.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Charles Field)

(Applicable Rezoning Cases and PUPS: B-379)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00591

Rainbow Child Care Center –
Nuckols Road – 11155
Nuckols Road

APPROVED/EXPEDITED

Balzer and Associates, Inc. for HHHunt Corporation and Eight 14 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 one-story, 10,344 square foot child care center. The 1.11-acre site is located along the western line of Nuckols Road, approximately 200 feet south of its intersection with Hickory Park Drive, on parcel 747-771-5337. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is to construct a one-story, 10,344-square foot child care facility with a playground. The layout and submitted architectural plans are consistent with proffers associated with zoning case C-13C-02.

There is a 30-foot proffered green belt between the proposed improvements and Nuckols Road and a 10-foot transitional buffer to the south adjacent to Bedford Falls at Hickory Grove Townhomes. The applicant has proposed to provide the 10-foot buffer with landscaping as well as

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a 5-foot aluminum wrought iron style fence 15 feet off the southern property line that will be used to delineate the playground from the center.

A lighting plan was also submitted for Planning Commission review and approval. The applicant proposes concealed source LED lights on 20-foot tall poles in the parking lot as permitted per proffers. Sconces are provided on the sides and rear of the building for low level security lighting, providing 0.1-foot candle at the southern property line adjacent to the townhomes.

The building will be constructed primarily of red brick, with a grey shingle roof and CMU knee wall. Dormer vents are provided to help break up the roof mass and aluminum windows are provided on all sides of the building. The submitted elevations blend with the office and financial buildings in the existing office park which are also developed under C-13C-02.

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. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of Nuckols Road (State Route 695).
30. A 30-foot planting strip to preclude ingress or egress along the western side of Nuckols Road (State Route 695) shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
31. The proffers approved as a part of zoning case C-13C-02 shall be incorporated in this approval.
32. 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.
33. 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 Christina Goggin)
(Applicant's Representative: Christopher Shust)
(Applicable Rezoning Cases and PUPS: C-13C-02)**

LANDSCAPE PLAN

POD2018-00016
Forest Avenue MOB at
Reynolds Crossing – 6946
Forest Avenue

Richard B. Banta, Sr. for 6946 Forest, 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 4.98-acre site is located in an existing shopping center, on the southern line of Glenside Drive at its intersection with the on ramp for I-64 East, on parcel 765-745-8202. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Tuckahoe**)

The landscape plan for Forest Avenue MOB at Reynolds Crossing consists of 4.98 acres with a medical office building and parking. The site was rezoned on March 13, 2007 and the proffers require a landscaped and/or natural buffer a minimum of 50 feet in width along Glenside Drive and a landscaped and/or natural buffer a minimum of 25 feet in width along the Interstate 64 right of way. On December 14, 2016, the Planning Commission approved the plan of development and lighting plan (POD2014-00499) with an amended condition 9 requiring that the landscape plan be submitted to the Department of Planning for review and Planning Commission approval.

With all new trees and save tree areas on this plan, the tree canopy will exceed the 10-year tree canopy requirement.

Staff from other agencies reviewed the plan and had no comments. Planning staff reviewed the plan and made several comments, all of which have been addressed except for a request to provide shrub plantings in the parking lot planting islands to match similar planting islands in adjacent parking lots in the same development.

The developer has resisted showing shrub plantings in the parking lot islands stating that plantings in some of the other parking lots have failed to thrive.

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

(Staff Report by Salim Chishti)
(Applicant's Representative: Richard B. Banta)
(Applicable Rezoning Cases and PUPS: C-13C-07)

APPROVAL OF MINUTES: January 24, 2018 Minutes **APPROVED**

ADJOURN @ 9:14 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
January 24, 2018**

ADDENDUM

PAGE 3 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-91-89 (pt)
POD2015-00474
East Town Plaza – 2901
Williamsburg Road (U.S.
Route 60)

APPROVED

Brookline Development Company, LLC for Peek-East Towne, LLC BL East Towne, LLC and New Coinjock East: 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 East Towne Plaza Associates, LP to BL East Towne, LLC and New Coinjock East. The 8.69-acre site is located on the southern line of Williamsburg Road (U.S. Route 60) and the northeastern line of Charles City Road, southeast of the intersection of Williamsburg Road (U.S. Route 60) and Charles City Road, on parcel 808-713-9182. The zoning is B-3, Business District. County water and sewer. **(Varina)**

PAGE 9 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-058-06 (pt)
POD2016-00354
Publix (Formerly Ukrops) at
The Shops at White Oak
Village – 4591 South
Laburnum Avenue

APPROVED

DDR Corporation for BRE DDR BR White Oak VA, LLC: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest City Commercial Group, Inc. to BRE DDR BR White Oak VA, LLC. The 5.24-acre site is located in an existing shopping center on the northern line of Audubon Drive, approximately 500 feet east of its intersection with South Laburnum Avenue, on parcel 815-717-8207. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

PAGE 15 – REVISED PLANS, REVISED RECOMMENDATION, AND ADDED CONDITION

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION, ALTERNATIVE FENCE HEIGHT PLAN, AND LIGHTING PLAN

POD2017-00625
2308 Westwood Avenue –
2308 Westwood Avenue

APPROVED

Timmons Group for 4100 Tomlynn Street-Rebkee, LLC and Arco Murray National Construction: Request for approval of a plan of development, special exception, alternative fence height plan, and lighting plan as required by Chapter 24, Sections 24-2, 24-94(b), 24-95(1)(5) c, and 24-106 of the Henrico County Code, to authorize construction of a three-story, 55,476 square foot golf entertainment complex. The special exception would authorize the proposed building to exceed 45 feet in height, to allow a building height of approximately 53 feet. The alternative fence height would authorize a fence exceeding 42 inches in height within the required front yard along Westwood Avenue, to allow a six-foot high decorative metal fence along a drainage channel for pedestrian protection. The 23.93-acre site is located on the north line of Westwood Avenue, approximately 470 feet east of its intersection with Tomlynn Street, on parcel 779-735-1860. The zoning is M-1, Light Industrial District and M-2, General Industrial District. County water and sewer. **(Brookland)**

Since the preparation of the agenda, the applicant submitted revised plans to address Public Works' comments.

The revised plans provide additional on-site parking and includes revised grading and drainage plans sheets to address storm water management requirements.

The revised plans have now been reviewed by VDOT staff and they have indicated the plans will require additional review of construction details for drainage structures adjacent to I-195 prior to final approval of the construction plans. Condition 42 has been added to address VDOT's requirement.

Should the Commission approve the Special Exception and Alternative Fence Height Plan, the staff recommends approval of the plan of development and lighting plan, subject to the annotations on the plan, the standard conditions for developments of this type, the additional conditions 11B and 29 through 41 in the agenda, added condition 42 in the addendum, and the revised plans in the addendum.

42. ADDED: Evidence that VDOT has reviewed and approved the construction plans for this project shall be provided prior to final approval of construction plans by Henrico County.

PAGE 19 – REVISED PLANS AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2017-00627

Starbucks at Willow Lawn –
1601 Willow Lawn Drive

APPROVED

VHB for Federal Realty Investment Trust: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish 1,700 square feet of an existing building and construct a detached, one-story, 2,214-square foot restaurant with drive through facilities in an existing shopping center. The 2.04-acre portion of the 20.332-acre site is located on the east line of Willow Lawn Drive, at its intersection with Fitzhugh Avenue, on part of parcel 773-736-2198. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

A revised site plan has been received which addresses outstanding issues previously identified. The Traffic Engineer has approved a revised circulation plan and pedestrian access plan on the site.

The staff recommends approval, subject to the annotations on the plans, the standard conditions for developments of this type, additional conditions 29 through 35 in the agenda, and revised plans in the addendum.

PAGE 20 – ADDED DISCUSSION ITEM

DISCUSSION ITEM: Reminder – The CIP Hearing is on Thursday, February 15, 2018. The dinner will begin at 5:15 p.m.