

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

SEE ADDENDUM

October 24, 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
Lee Pambid, C.P.C., 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: @ 9:01 a.m.

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: All present

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions or withdrawals this month.

TRANSFER OF APPROVAL

POD-42-77, POD-26-81, and
POD-12-97
POD2017-00203,
POD2017-00204, and
POD2017-00205
Broad Street Square – 7921
West Broad Street

Mehboob Fazlani for Impact Investments Group, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Henry Shapiro
and West Broad Street Square Corporation to Impact Investments
Group, LLC. The 6.027-acre site is located on the southwest line
of West Broad Street (U.S. Route 250) and the northeast line of
Prestwick Road, approximately 200 feet south of Enterprise
Parkway, on parcels 763-752-9401 and 763-751-5965. The
zoning is B-3C, Business District (Conditional) and O-2, Office
District. County water and sewer. **(Tuckahoe)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated April 27, 2017, including replacement of landscaping, resealing and striping of parking areas, and building maintenance.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Mehboob Fazlani)
(Applicable Rezoning Cases and PUPS: C-57C-79)

TRANSFER OF APPROVAL

POD-41-95 (pt)
POD2017-00562
Interport Business Center
Building A – 4800 Eubank
Road

APPROVED/EXPEDITED

JLL for MDH Propco 2017-C, 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 Interport Holdings, LLC to MDH Propco 2017-C, LLC. The 23.82-acre site is located on the northern line of Eubank Road, approximately 850 feet west of its intersection with South Laburnum Avenue, on parcel 815-712-8947. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

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 November 16, 2017, have been corrected. The deficiencies included missing evergreen shrubs and an unmaintained fence.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Chanda Chann)

TRANSFER OF APPROVAL

POD-41-95 (pt)
POD2017-00563
Interport Business Center
Building B – 4700 Eubank
Road

APPROVED/EXPEDITED

JLL for MDH Propco 2017-C, 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 Interport Holdings, LLC to MDH Propco 2017-C, LLC. The 6.37-acre site is located at the northeastern corner of the intersection of Glen Alden Drive and Eubank Road, on parcel 815-712-2943. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

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 November 16, 2017, have been corrected. The deficiencies included missing deciduous shade trees and a missing stop bar.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Chanda Chann)

TRANSFER OF APPROVAL

POD-102-96
POD2017-00564

Interport Business Center
Building C (Formerly
Interport Business Center
Phase III) – 5300 South
Laburnum Avenue

APPROVED/EXPEDITED

JLL for MDH Propco 2017-C, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Interport Holdings, LLC to MDH Propco 2017-C, LLC. The 3.54-acre site is located at the northwestern corner of the intersection of South Laburnum Avenue and Eubank Road, on parcel 816-712-4019. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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 November 16, 2017, have been corrected. The deficiencies included missing deciduous shade trees, pavement alligator cracking, and a missing stop bar.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Chanda Chann)

TRANSFER OF APPROVAL

POD-42-89
POD2018-00224

North Park Center (Formerly
Northpark Retail and
Distribution Center) – 1030
Wilmer Avenue

APPROVED

Akomea Poku-Kankam for ARCHR5STP1001, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Susan C. Gallienne, Crestar Bank to ARCHR5STP1001, LLC. The 13.88-acre site is located on the northern line of Wilmer Avenue, approximately 200 feet west of its intersection with Chamberlayne Avenue (U.S. Route 301), on parcel 786-746-5313. 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 June 14, 2018, have been corrected. The deficiencies included missing ornamental and deciduous shade trees, missing groundcover, missing or faded pavement markings and striping, broken curb, potholes, signage and address numbers in disrepair, inoperable or dim site lighting fixtures, and cluttered gutters.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Akomea Poku-Kankam)

(Applicable Rezoning Cases and PUPS: C-11C-88)

TRANSFER OF APPROVAL

POD-55-81
POD2018-00226
Richmond House Company
(Formerly Mayland
Professional Associates) –
8550 Mayland Drive

APPROVED/EXPEDITED

W. Bradford Stallard for The Richmond House Company, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Mayland Professional Associates to The Richmond House Company, LLC. The 0.78-acre site is located along the eastern line of Mayland Drive, approximately 500 feet north of its intersection with North Parham Road, on parcel 757-753-7033. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated on June 26, 2018, including construction of a dumpster enclosure and parking lot improvements.

The staff recommends approval of the transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: W. Bradford Stallard)

TRANSFER OF APPROVAL

POD-50-96
POD2018-00287
Westerre II – 3957 Westerre
Parkway

APPROVED/EXPEDITED

Thalhimer for TSO Westerre Richmond, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Henricus Associates Limited Partnership and Farmers New World Life to TSO Westerre Richmond, LP. The 5.34-acre site is located at the southeastern corner of the intersection of West Broad Street (U.S. Route 250) and Westerre Parkway, on parcel 750-759-7271. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. No site deficiencies were identified by staff at the time of site inspection on July 13, 2018.

The staff recommends approval of the transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Matthew Grigg)
(Applicable Rezoning Cases and PUPS: C-60C-88 and C-08C-87)

PLAN OF DEVELOPMENT (Deferred from the September 26, 2018 meeting)

POD2018-00246
From the Heart Church
Ministries of Richmond –
120 Westover Avenue

**DEFERRED TO
NOVEMBER 14, 2018**

Silvercore for From the Heart Church Ministries of Richmond: 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, 22,397-square foot place of worship. The 16.93-acre site is located on the western line of Westover Avenue, approximately 600 feet north of Nine Mile Road, and on the eastern line of Orams Lane at its intersection with Natchez Road, on parcel 816-727-0343. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The plan of development for From the Heart Church Ministries proposes a new place of worship on Westover Avenue. The development includes a main building containing worship area, chapel, and baptistry. The one-story floor plan also includes classrooms, offices, and conference rooms. The exterior of the proposed building is of rose colored brick with storefront style aluminum windows and doors.

The original site layout showed the proposed parking impinging on the front yard setback. The new layout corrects that problem.

As of the preparation date of the agenda, outstanding issues related to stormwater management have not been resolved. The staff recommendation will be made at the meeting. Should the Commission act on this request, the following conditions are recommended:

29. 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.
30. 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 Salim Chishti)
(Applicant's Representative: Andrew Bowman)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00376
Grove Point – 4101
Mechanicsville Turnpike

APPROVED/EXPEDITED

Bay Companies, Inc. for Reality I, LLC and Land One, 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 95 two-story townhouse units for sale. The 20.58-acre site is located on the northern line of Neale Street, approximately 312 feet east of its intersection with Mechanicsville Turnpike (U.S. Route 360), on parcel 804-737-7961 and part of parcel 804-736-0481. The zoning is RTHC, Residential Townhouse District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This project consists of 95 two-story townhouses, and 35 units have one car garages.

Sidewalk will be provided along Neale Street and along one side of the internal drives. Turn lanes and a boulevard entrance will be provided along Neale Street. An existing left turn lane will be extended on Mechanicsville Turnpike (State Route 360).

A minimum 50-foot wide buffer will be provided along Neale Street and adjacent to lots in the Orchard Glen subdivision. A 50-foot buffer will be provided where the subdivision abuts Chickahominy National Battlefield. And a 25-foot buffer will be provided where the development abuts other properties to the east. The project will have two pocket parks, a pavilion, and walking trails around the wetlands.

Applicable proffers with zoning case REZ2018-00023 have been met with this plan of development.

The front façade of each building will have a minimum of 35% brick or stone.

A lighting plan has been provided with this plan which shows 39 LED light fixtures with a pole mounted height of 15 feet providing approximately 1.0 foot-candle lighting levels in the public areas.

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 subdivision plat for Grove Point shall be recorded before any building permits are issued.

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32. The entrances and drainage facilities on Mechanicsville Turnpike shall be approved by the Virginia Department of Transportation and the County.
33. 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.
34. 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.
35. A concrete sidewalk meeting County standards shall be provided along the northern side of Neale Street.
36. Details for the gate and locking device at Orchard Glen Drive 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 of occupancy permits.
37. The proffers approved as a part of zoning case C-11C-09 and REZ2018-00023 shall be incorporated in this approval.
38. 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.
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.
40. 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.
41. 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.
42. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

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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 Matt Ward)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2018-00023 and C-11C-09)

PLAN OF DEVELOPMENT

POD2018-00378

Libbie Mill – Harp's Landing
Office Building – Libbie
Lake West Street

APPROVED

E.D. Lewis and Associates for Midtown Land Partners, 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 six-story mixed use building with 19,465 square feet of first-story retail and restaurant space, and 123,847 square feet of office space above the first story; and a three-story, 46,545-square foot parking deck with 351 parking spaces. The 2.033-acre site is located on the northeastern corner of the intersection of Libbie Lake South Street (private) and Libbie Lake West Street (private), approximately, on parcel 773-739-3784. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

This proposed phase of development within the Libbie Mill urban mixed-use district (UMU) will be located adjacent to the existing Libbie Mill Library, east of Libbie Lake West Street and north of Libbie Lake South Street. Two buildings are proposed. In the first building, a six-story mixed use building with approximately 19,541 square feet of restaurant and retail space and 123,847 square feet of office space on the second through sixth stories is planned. A three-story parking deck housing 351 parking spaces is to be located south of this building and will be open for shared use.

A brick promenade will continue north of the proposed buildings along the southern border of the lake amenity, similar to that implemented at Libbie Mill Library, and the proposed building features a porch area along the northern line with an overhang for covered spaces for future users to overlook the lake.

The office building is designed to employ brick to closely match the adjacent library, as well as various tones of gray metal cladding. The parking deck is proposed to include brick vertical elements and horizontal spandrels constructed of acid washed gray cement.

While much of the perimeter street lighting is installed, as well as street trees along Libbie Lake West Street and Libbie Lake South Street, a site lighting plan and conceptual landscape plan is included to show continuity of adequate lighting in pedestrian plazas. A photometric study of the

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parking deck will be required prior to certificates of occupancy.

As of the preparation of this agenda, staff has requested additional information regarding the parking deck building materials and design elements in relation to the proposed mixed-use building and surrounding development. In addition, staff has requested additional information to demonstrate that rooftop mechanical equipment will be adequately screened from ground level. This component will be confirmed with the building permit application as well.

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. Outside storage shall not be permitted.
- 30. The proffers approved as a part of zoning cases REZ2015-00018 and PUP2015-00006 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.
- 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 Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2015-00018, PUP2015-00006, REZ2018-00044 (pending), and PUP2018-00016 (pending))

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00382
Rio Carwash at 7408 West
Broad Street

APPROVED

Balzer and Associates, Inc. for TKEB, LLC and Jeff Small:
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, 6,528-square foot automatic car wash facility. The 1.78-acre site is located on the eastern line of West Broad Street (U.S. Route 250), approximately 600 feet north of its intersection with Willard Road, on parcel 766-749-2740. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

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The applicant proposes to demolish an existing restaurant and redevelop the site into an automated carwash. The plan moves the entrance to the south, provides for new sidewalk along West Broad Street where none exists, and retains a significant stand of deciduous trees which acts as a 35-foot Transitional Buffer to the east along Bowler Street. A wooden fence will also be replaced. Patrons will enter the carwash after using one of three pay stations. The proffers of zoning case REZ2018-00029 shall apply.

The proposed elevations are identical to the proffered elevations from the zoning case. They feature khaki colored split faced CMU along the foundation, tan colored brick as the primary material, and red brick for the pilasters. In addition to pilasters, other architectural features include a green standing seam metal roof and a tower.

The lighting plan complies with the County's lighting standards and with the requirements of Proffer #5 of REZ2018-00029. Proposed are five building mounted lights and eight pole mounted lights at a height of 20 feet. All wallpack and pole mounted fixtures are flat-lens LED fixtures.

Staff recommends approval subject to the annotations on the plan, the standard conditions for plans of development, 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 West Broad Street (U.S. Route 250).
30. 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.
31. The entrances and drainage facilities on U.S. Route 250 shall be approved by the Virginia Department of Transportation and the County.
32. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning case REZ2018-00029 shall be incorporated in this approval.
36. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or

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standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.

37. 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: Aaron Breed)

(Applicable Rezoning Cases and PUPS: REZ2018-00029)

DISCUSSION ITEM: Westwood Small Area Study – Comprehensive Plan and Zoning Ordinance Amendments

DISCUSSION ITEM: Glen Allen Small Area Study - Comprehensive Plan Amendment

APPROVAL OF MINUTES: September 26, 2018 Minutes **APPROVED**

ADJOURN @ 10:16

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

ADDENDUM

PAGE 10 – REVISED ELEVATIONS

PLAN OF DEVELOPMENT (Deferred from the September 26, 2018 meeting)

POD2018-00246
From the Heart Church
Ministries of Richmond –
120 Westover Avenue

**DEFERRED TO
NOVEMBER 14, 2018**

Silvercore for From the Heart Church Ministries of Richmond: 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, 22,397-square foot place of worship. The 16.93-acre site is located on the western line of Westover Avenue, approximately 600 feet north of Nine Mile Road, and on the eastern line of Orams Lane at its intersection with Natchez Road, on parcel 816-727-0343. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The exterior of the proposed building has been revised from a brick finish to reflect a Limestone Tan split face CMU base and horizontal banding, and a ground face CMU veneer, with storefront style aluminum windows and doors.

PAGE 14 – REVISED CAPTION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00378 Libbie Mill – Harp’s Landing Office Building – Libbie Lake West Street	E.D. Lewis and Associates for Midtown Land Partners, 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 a six-story mixed use building with 19,465 square feet of first-story retail and restaurant space, and 123,847 square feet of office space above the first story; and a three-story, 46,545-square foot parking deck with 351 parking spaces. The 2.033-acre site is located on the northeastern corner of the intersection of Libbie Lake South Street (private) and Libbie Lake West Street (private), approximately, on parcel 773-739-3784. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. (Brookland)
APPROVED	

The caption has been revised to include the lighting plan. The lighting plans were included with the original packet.

PAGE 16 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00382 Rio Carwash at 7408 West Broad Street	Balzer and Associates, Inc. for TKEB, LLC and Jeff Small: 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, 6,528-square foot automatic car wash facility. The 1.78-acre site is located on the eastern line of West Broad Street (U.S. Route 250), approximately 600 feet north of its intersection with Willard Road, on parcel 766-749-2740. The zoning is B-3C, Business District (Conditional). County water and sewer. (Brookland)
APPROVED	

38. **ADDED:** Evidence of best efforts to obtain a joint ingress/egress and maintenance agreement for the existing access point between the subject property and the adjacent parcel shall be submitted to the Department of Planning prior to approval of construction plans for this development.