

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**April 24, 2019**

**9:00 A.M.**



**PLANNING COMMISSION**

Gregory R. Baka, Chairperson (Tuckahoe)  
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)  
William M. Mackey, Jr. (Varina)  
Melissa L. Thornton (Three Chopt)  
Robert H. Witte, Jr. (Brookland)  
Frank J. Thornton, 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  
Doug Cole, PLA, County Planner  
Christina Goggin, AICP, County Planner  
Aimee B. Crady, AICP, County Planner  
Kate B. McMillion, County Planner  
Salim Chishti, County Planner  
Spencer Norman, County Planner  
Phillip Bariteau, County Planner  
Edith Golden, GIS Specialist  
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 AND MASTER PLAN

POD2019-00105  
Project Isaac – Portugee  
Road

**Townes Site Engineering for Economic Development Authority of Henrico County and SWO Logistics, LLC:**  
Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 359,000-square foot data center and a future one-story, 359,000-square foot data center with associated support facilities. The 72.6-acre site is located on the northern line of Portugee Road, approximately 4,680 feet west of its intersection with Technology Boulevard, on part of parcel 849-704-6939. The zoning is M-2, General Industrial District. County water and sewer. (**Varina**)

This plan of development is for the construction of a data center in phases. Phase I proposes a one-story, approximately 359,000-square foot building with associated support facilities. These include screened mechanical courtyards, a guard house, all proposed infrastructure improvements, and a pad site for the Phase II construction. The master plan proposes an additional future 359,000-square foot building and associated mechanical courtyards.

The exterior of the buildings will be composed of precast concrete panels, insulated smooth and ribbed metal wall panels, and glass paneling. The color palette will predominantly consist of grey tones with a red accent around the main entrances. The future building would generally be consistent with the building proposed in Phase I.

The buildings will be approximately 32 feet in height and the screening wall for the attached, mechanical courtyards will be approximately 22 feet in height. The screening wall will conceal all the proposed mechanical and electrical units contained within each courtyard. The guardhouse will be approximately 10 feet in height.

There is an existing vegetative buffer along the frontage of Portugee Road to be retained at a minimum of 50 feet in width, except for the construction of an entrance driveway, an emergency access driveway, utility connections, and drainage structures. The limits of clearing will be evaluated by the developer in an effort to widen the tree save along Portugee Road. The applicant has also agreed to relocate the fencing and grading in the rear of the property to provide a vegetative buffer of at least 50 feet in width.

Construction and tractor trailer traffic will be prohibited from Elko Road, Elko Tract Road, Portugee Road west of the development, and Portugee Road east of Technology Boulevard.

The proposed development is within the White Oak Technology Park and therefore is subject to review and approval by the White Oak Technology Park Development Review Board (DRB). The DRB has granted conceptual and preliminary approval of the proposal and will review the final construction plans, including lighting and landscaping plans, at a later date. Changes required by the DRB will be incorporated in the submittal.

Public Works Traffic has required that the angle of the main entrance driveway be adjusted so that the entrance meets Portugee Road at a 90-degree angle.

**Continue**

**continued**

The applicant has agreed to soften the sight line of the main entrance north of the gate by designing a roundabout or shifting the circular focal point (flag pole location), as requested by the DRB. They have also agreed to ensure that the civil plans will match the hardscape and landscape features as presented with the layout in the architectural plans.

The applicant has agreed to provide staff with a revised plan that addresses these design comments. However, at the time of the preparation of the agenda, staff has not received this plan.

The final 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:

29. The right-of-way for widening of Portugee 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. Details for the gate and locking device at the entrance road and emergency access gate 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.
31. 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 any time.
32. 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. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
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 owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing

**Continue**

**continued**

- (c) delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (d) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (e) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
36. 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.
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.
38. No construction traffic shall use Elko Road (State Route 156), Elko Tract Road (State Route 380), Portugee Road west of the site, and Portugee Road east of Technology Boulevard.
39. No tractor trailers shall use Elko Road (State Route 156), Elko Tract Road (State Route 380), Portugee Road west of the site, and Portugee Road east of Technology Boulevard.
41. The developer shall provide a telephone number for citizen concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
42. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
43. The proposed development is subject to final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.
44. The proposed architectural elevations are subject to final approval by the Development Review Board (DRB) and the Director of Planning. Any required changes by the DRB must be reflected in the architectural elevations and any subsequent drawings.

**(Staff Report by Tony Greulich)  
(Applicant's Representative: Zack Wilkins)**

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

## PLAN OF DEVELOPMENT

POD2019-00106  
Airport Logistics Center  
Phase II – 6101 South  
Laburnum Avenue

**Townes Site Engineering for Laburnum Land Virginia Becknell Investor and Becknell Industrial:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two one-story warehouse/distribution buildings totaling 370,930 square feet, with associated parking and loading areas. The 59.67-acre site is located on the east line of South Laburnum Avenue, the north line of Seven Hills Boulevard, and the west line of Miller Road, on parcel 816-705-4345. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The plan proposes the construction of two one-story warehouse/distribution buildings. One building will be 129,750 square feet and the other will be 241,180 square feet. These buildings comprise the second and third buildings in the planned four-building Airport Logistics Center. The proffers of zoning case C-75C-89 shall apply.

Building materials consist of earth-tone, pre-cast concrete panels with some grey-colored panels throughout the elevations, and they comply with proffered requirements. This building is similar in appearance to those at Airport Distribution Center at the intersection of Darbytown Road and Laburnum Avenue. The developer, Becknell Services, is the same for both sites.

Greenbelts are proffered along Laburnum Avenue (50 feet wide), Seven Hills Boulevard (35 feet wide), and Miller Lane (25 feet wide). The applicant has agreed to provide plantings meeting the quantities of a transitional buffer for each width.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type and the following conditions:

29. The proffers approved as a part of zoning case C-75C-89 shall be incorporated in this approval.
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.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.

**Continue**

**continued**

**(Staff Report by Salim Chishti)**

**(Applicant's Representative: Zack Wilkins)**

**(Applicable Rezoning Cases and PUPS: C-75C-89)**

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

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00101  
(POD2015-00234 Revised)  
Ample Self Storage Route  
360 Revised – 4201  
Mechanicsville Turnpike

**Bay Companies, Inc. for Ample Storage Laburnum Avenue, 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 six one-story self-storage buildings, totaling 125,514 square feet. The 13.19-acre site is located on the eastern line of Mechanicsville Turnpike (Route 360) at its intersection with Evans Road, approximately 1,745 feet north of North Laburnum Avenue, on parcel 804-737-1251. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and on-site sewage disposal system. **(Fairfield)**

The proposed plan of development would revise the layout of a previously proposed plan of development for a self-storage facility (POD2015-00234) for the same site. The previous plan of development was approved by the Planning Commission at their September 25, 2015 meeting. The construction plan for the earlier plan was approved, but construction was never started.

The previously approved plan authorized the construction of eight one-story temperature controlled self-storage buildings and six one-story non-temperature controlled-buildings, totaling 112,436 square feet.

The revised plan would consolidate six of the previously proposed temperature controlled self-storage buildings into a single temperature controlled self-storage building. The consolidated building would continue to be one story in height, with a basement level, and it would be equipped with a fire sprinkler system. The plan would also consolidate five of the previously approved non-temperature controlled self-storage buildings into two one-story approved non-temperature controlled self-storage buildings. In addition, some minor modifications would be made to the three remaining one-story self-storage buildings. The floor area of the revised buildings would total approximately 125,514 square feet.

The site has severe topography. The site has a high elevation of 182 feet along Mechanicsville Turnpike (Route 360) and drops to a low elevation of approximately 120 feet along the creek which forms the site's eastern property line. The consolidation of the buildings would require less site grading than the previously approved plan. The revised plan would also permit the developer to provide a larger setback from the main portion of the Chickahominy National (Civil War) Battlefield Park located to the north of the subject property.

The developer will dedicate an additional 12 feet of right-of-way along Mechanicsville Parkway (U.S. Route 360) and will construct a standard VDOT five-foot sidewalk along the eastern side of Mechanicsville Turnpike (U.S. Route 360) and provide a sidewalk connection from the site to the proposed public sidewalk.

The proffers of zoning case REZ2014-00041 require the developer to provide a 35-foot wide landscape buffer along the eastern side of Mechanicsville Turnpike (U.S. Route 360). The proffers also require the developer to maintain a 50-foot wide landscape buffer of natural vegetation, with

**Continue**



**continued**

additional landscaping provided as necessary, to satisfy the 25 transitional buffer requirements along the western and northern boundaries of the site. In accordance with the proffers, the landscape plan will return to the Planning Commission at a later date for review and approval, once site grading is complete and tree preservation can be evaluated.

A seven-foot high black vinyl coated chain link fence will be provided along the outer side of the northern and eastern drives aisles. A six-foot high decorative metal picket gate and fence will provide vehicular access control from the parking area and access drive from Mechanicsville Turnpike.

The proposed architectural renderings show all building elevations visible from Mechanicsville Turnpike (U.S. Route 360) to be standard full reddish-brown brick accented with tan brick soldier courses and pitched metal roofs painted green. Buildings A and B will have the same brick color tones with additional open glass store fronts facing Route 360. Eight-foot high brick screen walls will be provided between the buildings facing the east side of the Battlefield Park

A lighting plan has been included for review and approval with this plan. The lighting plan provides wall mounted full cut-off LED light fixtures. The fixtures will be mounted eight feet from grade along the interior drives and along the face of the building with the management office. In addition, the plan proposes decorative LED light fixtures mounted on 12-foot high decorative metal poles to illuminate the parking area along Mechanicsville Turnpike.

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

- 1B. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site/building.
9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 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 Mechanicsville Turnpike (Route 360) as shown on approved plans shall be dedicated to VDOT 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 Mechanicsville Turnpike (Route 360) 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.

**Continue**

**continued**

32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Mechanicsville Turnpike (Route 360).
33. 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 of occupancy permits.
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. Outside storage shall not be permitted.
36. 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 any time.
37. The proffers approved as a part of zoning case REZ2014-00041 shall be incorporated in this approval.
38. The applicant shall furnish proof to the Department of Planning that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.
39. 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.
40. The owners shall not begin clearing of the site until the following conditions have been met:
  - (f) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (g) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (h) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (i) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

**Continue**

**continued**

41. 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 Mike Kennedy)**

**(Applicant's Representative: Daniel Caskie)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00041)**

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

## PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION

POD2019-00112  
Let's Be A Kid Daycare  
Center – 4107 Dill Road

**Ratchet Designs, LLC for Ultra Property, LLC:** Request for approval of a plan of development, lighting plan, and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to renovate a two-story, 1,628-square foot, single-family dwelling for use as a daycare center and add a one-story, 210-square foot building addition. The transitional buffer deviation would authorize a ~~25-foot reduction~~ **13-foot reduction** in the 35-foot transitional buffer along the western property line. The 0.34-acre site is located on the southern line of Dill Road, approximately 200 feet west of Mechanicsville Turnpike (U.S. Route 360), on parcel 801-733-6588. The zoning is B-3C, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposal is to convert an existing two-story, 1,628-square foot single family dwelling with a proposed 210-square foot addition, for use as a daycare. The first floor of the building will provide two classrooms, an office, and a kitchen; the HVAC/ mechanical equipment will be on the second floor of the unit. The applicant is providing seven parking spaces, though five are required.

The proposed building will be finished with tan vinyl siding, with black doors, a charcoal roof, and white trim after renovation. The approximately 12,000-square foot playground is located behind and beside the center. The applicant proposes to erect a 6-foot vinyl fence on the eastern side of the playground adjacent to the automotive repair center, wrapping it along the southern side of the playground and continuing along the western property line, with a 15-foot setback from Dill Road, to encompass the site.

The applicant is requesting a 13-foot transitional buffer deviation from the required 35-foot transitional buffer along the western property line. The encroachment is for the required parking lot and drive aisle. A six-foot fence is permitted by the zoning ordinance as an allowable means to reduce the transitional buffer width. The applicant is providing a six-foot opaque vinyl fence to reduce the buffer two times the fence height, or by 12 feet, to a required 23-foot buffer. The applicant is also providing ten feet of planting area which leaves a 13-foot deficit that would need to be approved by the Planning Commission.

The applicant has also included a lighting plan for review and approval. The plan proposes two freestanding LED lighting fixtures mounted at twenty feet in height in addition to four building mounted lights above the entrances to the buildings and on the front, side, and rear.

Should the Commission approve the transitional buffer deviation, the staff recommends approval, subject to the standard conditions for development of this type, and the following additional conditions:

**Continue**

**continued**

- 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 proffers approved as a part of zoning case C-128C-88 shall be incorporated in this approval.
- 30. 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.
- 31. 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.
- 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.
- 33. 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: Cecil McNair, Jr.)**  
**(Applicable Rezoning Cases and PUPS: C-128C-88)**

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

## PLAN OF DEVELOPMENT ARCHITECTURAL PLAN

POD2019-00111  
West Broad Village –  
Eastern Edge – 1900 Old  
Brick Road

**Eagle Construction of VA, LLC for West Broad Village IV, LLC:** Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three five-story residential condominiums with first-story structured parking totaling 48 units, and 13 one- and two-story detached and semi-detached residential condominiums. The 11.88-acre site is located on the northern and southern line of Old Brick Road extended (private), the southern line of Interstate Route 64, the eastern line of Geese Landing (private), and the northern line of Three Chopt Road, on parcel 744-760-7007. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The site plan component of this development phase within the West Broad Village urban mixed-use district (UMU) was approved by the Planning Commission at the January 23, 2019 public hearing, exclusive of the architectural plan. The current request is for approval of the architectural plan.

Two building types are proposed for a maximum of 61 additional units and are compatible with the building concepts reviewed and approved by the Board of Supervisors on October 9, 2018 for rezoning case REZ2018-00037.

Three five-story mid-rise stacked flat condominium buildings are designed to provide two parking spaces per unit, located on the first floor of each of the three buildings which contain 16 residential units each. The detached and semi-detached condominiums are designed to accommodate two garage spaces.

Primary building materials for the stacked flats include various patterns of brick finished in light-colored and warm white paint, and white stucco for the upper-story penthouse exterior. Standard units contain approximately 1,725 square feet of interior living space, with an additional 157 square feet in outdoor terraces. Penthouse units contain approximately 3,142 square feet of interior living space, with an additional 560 square feet in outdoor terraces.

The detached and semi-detached condominiums are proposed to be one and two-story units, with walk-out basement options available, and units are finished in a variety of brick and cementitious siding. The units range between approximately 2,000 and 3,000 square feet of finished floor area.

The staff recommends approval of the architectural plan, subject to the conditions of POD2018-00529 previously approved by the Planning Commission on January 23, 2019.

**Continue**

continued

(Staff Report by Aimee Crady)

(Applicant's Representative: Nathalie Croft)

(Applicable Rezoning Cases and PUPS: REZ2018-00037, C-12C-06, C-15C-07, and P-02-06)

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

**APPROVAL OF MINUTES: March 27, 2019 Minutes**

<b>APPROVED:</b> _____	<b>DEFERRED BY PC TO:</b> _____	
<b>MOTIONED BY:</b> _____	<b>SECONDED BY:</b> _____	<b>ABSTAINED:</b> _____

**DISCUSSION ITEM: The Commission will continue their discussion of the proposed ordinance for Short Term Rentals.**

**DISCUSSION ITEM: Schedule Work Session to discuss a proposed amendment regarding Master Planned Communities in the R-6 District.**

**ADJOURN**

<b>MOTIONED BY:</b> _____	<b>SECONDED BY:</b> _____	<b>TIME:</b> _____
---------------------------	---------------------------	--------------------