

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 11, 2019

9:00 A.M.

SEE ADDENDUM



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
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:01

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: All Present.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

TRANSFER OF APPROVAL

POD-04-71, POD-06-71,
and POD-43-71
POD2019-00066,
POD2019-00067 and
POD2019-00068
Ridge Shopping Center –
1501 and 1507 North Parham
Road

APPROVED/EXPEDITED

PR II/RP Ridge Shopping Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ridge Addition LLC, Ridge SC LLC, and Marchetti Properties to PR II/RP Ridge Shopping Center, LLC. The 8.47-acre site is located on the eastern line of North Parham Road, approximately 500 feet north of East Ridge Road, on parcels 754-744-1970 and 754-745-3707. The zoning is B-2, Business District and B-2C, Business 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. The applicant has corrected the majority of the deficiencies identified in staff's inspection report dated February 27, 2019, which included filling pot holes, filling asphalt cracks and restriping as necessary, bringing parking lot lighting conduit up to code, mulching the landscaping, and removing trash and debris from behind the building. Final paving work is underway as of the preparation of the agenda and is expected to be completed prior to the meeting.

The staff recommendation will be made at the meeting.

(Staff Report by Christina Goggin)
(Applicant's Representative: Todd Goldberg)
(Applicable Rezoning Cases and PUPS: C-36C-89)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00465
Kinsale Apartments – 2035
Maywill Street

APPROVED

Timmons Group for 2001 Maywill LLC and Bristol Development Group, 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 five-story, approximately 275,000-square foot apartment building containing 260 units. The 2.3-acre portion of the 5.751-acre overall site is located on the eastern line of Maywill Street, approximately 500 feet south of Thalbro Street, on part of parcel 776-737-0463. The zoning is M-1, Light Industrial District and WRO, Westwood Redevelopment Overlay District. County water and sewer. **(Brookland)**

This second phase of development on the Kinsale property introduces the residential component to be located south of the previously approved Kinsale office building, which is currently under construction, and west of the parking deck, which is also under construction. The property is subject to Westwood Redevelopment Overlay District standards adopted in December of 2018 to promote redevelopment, flexible dimensional standards, and a mixture of potential uses. The provisional use permit (REZ2019-00002) for this property was approved by the Board of Supervisors in February of 2019 to allow a master planned development containing office and multifamily uses with structured parking facilities on the M-1 zoned subject parcel. The provisional use permit allows buildings on the property up to 100 feet in height and reduced building setbacks to 10 feet in any yard. The updated parking analysis submitted by the engineer of record demonstrates parking adequacy in the shared parking structure.

The applicant currently proposes a five-story, approximately 275,000-square foot multifamily residential building containing 260 units. Approximately 78 percent of the units (204 units) are designed as one-bedroom units, while the remaining units will contain two bedrooms. The building façade is to be constructed with a combination of face brick, cementitious siding, and CMU at the very base of the building. This will complement the office building and garage, which are proposed to have finishes of brick veneer, metal siding, and cement. The overall building height is approximately 72 feet. As a comparison, the office building previously approved will be constructed to 83 feet and the garage will be constructed to 50 feet above grade. The elevations demonstrate that the building is well-articulated on all exposed sides.

Along the southern boundary, the applicant proposes an alley to serve as a loading and refuse service area, as well as an alternative fire lane to maintain adequate fire protection. General vehicular movements in that alley are restricted to one-way traffic entering from Maywill Street west to Thalbro Street to the east, maintaining that the parking deck access point along Thalbro Street will remain exit-only.

Streetscape elements including street lighting and trees are shown along Maywill Street. Interior site lighting will be a combination of building and pole mounted lighting ranging between 12 and 16 feet mounting height, and streetscape fixtures will be mounted at 25 feet in height, consistent with the office building streetscape elements previously approved for the overall site. A conceptual landscape plan provides treatment of the streetscape areas. Final details of plant material and placement will continue to be coordinated through construction plan review.

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Streetscape elements of sidewalk and lighting along all street frontages are coordinated among the buildings and connect to main building access points. The plan contemplates interior access from the parking deck to the abutting apartment building. An interior courtyard is proposed and may contain a pool. Details for the interior courtyard design will be finalized prior to approval of the building permit.

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 County standards shall be provided along the eastern side of Maywill Street.
- 30. Outside storage shall not be permitted.
- 31. The proffers approved as a part of zoning case PUP2019-00002 shall be incorporated in this approval.
- 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. 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: Jason Mullins)

(Applicable Rezoning Cases and PUPS: PUP2019-00002)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2019-00461
Pet Paradise at 4101
Williamsburg Road

APPROVED

Timmons Group for Rosalia Sanzone and American Pet Resort, LLC: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2(e)(3) of the Henrico County Code, to construct a one-story, 15,282-square foot commercial kennel, with a second story accessory dwelling. The transitional buffer deviation would authorize a reduction in the width of the ten-foot transitional buffer along a portion of the eastern and western property lines, and the relocation of an internal ten-foot transitional buffer to the northern side of the parcel adjacent to Williamsburg Road (State Route 60). The 2.86-acre site is located on the southern line of Williamsburg Road (State Route 60), approximately 1,800 feet west of its intersection with South Laburnum Avenue, on parcel 814-713-4089. The zoning is B-3, Business District and M-1, Light Industrial District. County water and sewer. (**Varina**)

This proposal is for construction of a 15,282 square foot commercial kennel with a second-story apartment for employee use only. A request for a transitional buffer deviation is included with this proposal.

The exterior elevations depict a building consisting primarily of fiber cement panels with white board and batten finish, tan stone veneer footings, and gray masonry. The building is approximately 12 feet in height except in the location of the second-story apartment, where it is approximately 19 feet in height. An interior courtyard consists of a play area for animals with various associated amenities. Exterior play areas for individual kennel units are located on the western, southern, and eastern sides of the building. These exterior play areas are screened by an eight-foot white vinyl fence.

A conceptual landscape plan is included which depicts the required transitional buffer ten locations. As M-1 and B-3 zoning bisects the subject property, and additionally B-3 zoning is present on a portion of the western and eastern sides of the M-1 zoned portion of the site, the applicant has requested that the landscape elements otherwise required in these locations be relocated adjacent to Williamsburg Road. The conceptual landscape plan shows landscaping which meets the requirements of the transitional buffer ten along Williamsburg Road. Additionally, the width of the buffer for a 50-foot section along the side lines is reduced from ten feet to six feet. The eight-foot screen fence will mitigate impacts in these areas. Staff has no objection to this request.

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

29. The right-of-way for widening of Williamsburg Road (State Route 60) 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

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- submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Williamsburg Road (State Route 60) shall be approved by the Virginia Department of Transportation and the County.
 31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
 32. 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.
 33. A concrete sidewalk meeting VDOT standards shall be provided along the southern side of Williamsburg Road.
 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.

(Staff Report by Spencer Norman)
(Applicant's Representative: Steve Worthington)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00460
C & F Financial – 5491
International Trade Drive

APPROVED

Kimley-Horn and Associates for DMG Properties, LLLP: 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, 24,418-square foot office building and a future one-story, 10,915-square foot addition. The 9.86-acre site is located on the southern line of International Trade Drive, approximately 1,700 feet east of the intersection with Oakley's Lane, on parcel 820-717-1860. The zoning is M-1, Light Industrial District, M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This project is to construct a one-story office building in two phases, totaling approximately 35,333 square feet. The first phase to be built is 24,418 square feet and the 10,915-square foot second phase will be built at an unspecified time in the future.

The current plan of development conforms to all proffers from rezoning cases C-055C-90 and C-023C-00.

The building exterior is almost all brick and contains some white metal architectural elements. The exterior is substantially similar in architectural style to the surrounding buildings.

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The applicant is proposing two driveways, one to International Trade Drive and one to Audubon Drive. The purpose of the driveway to Audubon Drive is to relieve traffic congestion on International Trade Drive during morning and afternoon commutes.

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 proffers approved as a part of zoning cases C-047C-82 and C-055C-90 shall be incorporated in this approval.
- 30. 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.
- 31. 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.
- 32. 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: David Ellington)
(Applicable Rezoning Cases and PUPS: C-047C-82 and C-055C-90)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the November 20, 2019 Meeting)

POD2019-00402
Parham & Broad LLC Auto
Display/Storage Facility –
7834 East Parham Road

APPROVED

RKK for Holly Brook Inc. and Parham & Broad 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 vehicle display lot on a site with an existing ATM. The 2.05-acre site is located at the northeastern corner of the intersection of West Broad Street (U.S. Route 250) and East Parham Road, on parcel 762-754-3266 and part of parcel 762-755-1612. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a 134-space vehicle display lot with an existing ATM at the intersection of East Parham Road and West Broad Street (U.S. Route 250). The parcel was rezoned by the Board of Supervisors with case REZ2018-00031 on October 8, 2018, and an existing gas station

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and carwash has recently been demolished on the site. The plan proposes use of the existing access point on East Parham Road, and to use the existing Pearson Jeep access on West Broad Street, closing the demolished gas station's entrance. Due to an existing lease, the ATM will continue to operate in the parking lot. A new sidewalk will be provided along West Broad Street (U.S. Route 250), from the sidewalk on East Parham Road to the existing West Broad Street entrance.

The applicant is fencing the front and side yards of the parking lot as shown on the plan with a 3.5-foot-tall wrought-iron style scalloped top fence. A 25-foot parking lot setback is required along West Broad Street, and a minimum eight-foot setback in accordance with the previous site layout is provided along East Parham Road. Vehicle display is not permitted within the setbacks, but a vehicle display area is proposed at the intersection outside of the setbacks.

A lighting plan was also submitted for Planning Commission review and approval. The proffers limit the freestanding lights to 25 feet in height and limit the footcandle levels to 0.5 at the property line. The revised lighting plan meets the proffers.

The Department of Public Works Traffic Division has received a waiver request for the right turn lane for the existing West Broad Street (U.S. Route 250) entrance. The Planning Commission deferred the case at its November 20, 2019 meeting to allow an additional study of the waiver request, which is still under consideration.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. 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. The entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of West Broad Street (U.S. Route 250).
33. The proffers approved as a part of zoning case REZ2018-00031, C-100C-86, and C-55C-00 shall be incorporated in this approval.
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.

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35. 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.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Christina Goggin)

(Applicant's Representative: William A. Johns)

(Applicable Rezoning Cases and PUPS: REZ2018-00031, C-100C-86, and C-55C-00)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00432

Dash-In Store at 805 E
Parham Road

APPROVED

RKK for Parham Oil Master LLC and Dash-In Stores Inc.:

Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing convenience store and gas station and to construct a one-story, 3,860-square foot convenience store with fuel pumps and a one-story, 2,304-square foot drive-through carwash. The 2.18-acre site is located along the southern line of East Parham Road (State Route 73), approximately 800 feet east of its intersection with Brook Road (U.S. Route 1), on parcels 785-756-2826, 785-756-1842, and 785-756-3943. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

This proposal is for the construction of a one-story, 3,860-square foot convenience store, a one-story, 2,304-square foot drive-through carwash, and associated support facilities. There are 44 parking spaces proposed. The plan will include demolition of an existing Shell gas station and the existing River City Diner.

The proposed convenience store will primarily consist of reddish-brown brick with stone veneer base. The carwash also features reddish-brown brick. The height of the convenience store is approximately 22 feet while the car wash is approximately 17 feet in height. The gas canopy, approximately 17 in height, will feature columns consisting of red brick and will cover eight fueling stations.

The applicant has also included a lighting plan for review and approval. The plan proposes 14 freestanding LED lighting fixtures mounted at 17 feet in height in addition to wall mounted fixtures on the convenience store, gas canopy, and carwash.

Staff recommends approval subject to the annotations on the plan, the standard conditions for development of this type, and the following additional conditions:

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- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. A concrete sidewalk meeting VDOT standards shall be provided along the southern side of East Parham Road (State Route 73).
30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
31. 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 standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Spencer Norman)

(Applicant's Representative: William A. Johns)

APPROVAL OF MINUTES: November 20, 2019 Minutes **APPROVED**

ADJOURN @ 9:43

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
December 11, 2019**

ADDENDUM

PAGE 3 – REVISED REPORT AND REVISED RECOMMENDATION

TRANSFER OF APPROVAL

POD-04-71, POD-06-71,
and POD-43-71
POD2019-00066,
POD2019-00067 and
POD2019-00068
Ridge Shopping Center –
1501 and 1507 North Parham
Road

PR II/RP Ridge Shopping Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ridge Addition LLC, Ridge SC LLC, and Marchetti Properties to PR II/RP Ridge Shopping Center, LLC. The 8.47-acre site is located on the eastern line of North Parham Road, approximately 500 feet north of East Ridge Road, on parcels 754-744-1970 and 754-745-3707. The zoning is B-2, Business District and B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED

The final paving work has been completed since the preparation of the agenda.

The staff recommends approval of this transfer request.

PAGE 10 – REVISED REPORT, REVISED RECOMMENDATION, AND DELETED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the November 20, 2019 Meeting)

POD2019-00402
Parham & Broad LLC Auto
Display/Storage Facility –
7834 East Parham Road

APPROVED

RKK for Holly Brook Inc. and Parham & Broad 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 vehicle display lot on a site with an existing ATM. The 2.05-acre site is located at the northeastern corner of the intersection of West Broad Street (U.S. Route 250) and East Parham Road, on parcel 762-754-3266 and part of parcel 762-755-1612. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The Department of Public Works has granted the waiver request for the right turn lane for the existing West Broad Street (U.S. Route 250) entrance. Additionally, the applicant has agreed to provide sidewalk along the length of West Broad Street (U.S. Route 250) to Hollybrook Avenue.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and additional conditions listed in the agenda with condition number 29 on the agenda deleted.

29. DELETED ~~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.~~