

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

SEE ADDENDUM

February 27, 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.

TRANSFER OF APPROVAL

POD-22-71, POD-05-73 (pt),
and POD-120-84
POD2017-00165, POD2017-
00166, and POD2017-00167
DaVita/Retail at Brookhill
Azalea Shopping Center –
5270 Chamberlayne Road

Tall Tree East, Inc. for Healthcare Associates, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from US Investment Properties, LLC to Healthcare Associates, LLC. The 1.74-acre site is located in an existing shopping center on the west line of Chamberlayne Road, approximately 675 feet north of its intersection with Azalea Avenue, on parcel 786-745-7800. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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 the staff inspection report dated April 3, 2017, including the removal of excess dumpsters, pavement striping, and landscaping replacement.

The staff recommends approval of this transfer request.

(Staff Report by Kate McMillion)
(Applicant's Representative: Todd Clicquennoi)
(Applicable Rezoning Cases and PUPS: C-31C-92)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00526
Kinsale Insurance –
Maywill Street

APPROVED

Timmons Group for 2001 Maywill, 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, 146,600-square foot office building at a height of 83 feet, a four-level, 186,760-square foot parking deck at a height of 50 feet with approximately 630 parking spaces, and a future building pad. The 5.75-acre site is located on the southeastern corner at the intersection of Maywill Street and Thalbro Street, on parcel 776-737-0463. The zoning is M-1, Light Industrial District and WRO, Westmoreland Redevelopment Overlay District. County water and sewer. **(Brookland)**

The subject property is part of the recently established Westwood Redevelopment Overlay District, which was adopted on December 11, 2018 to promote redevelopment, flexible dimensional standards, and a mixture of potential uses. Subsequently, a provisional use permit (REZ2019-00002) was approved by the Board of Supervisors on February 12, 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. A parking analysis was submitted by the applicant and incorporated into the provisional use permit to apply reduced parking requirements on site for future development, which may share the structured parking in this plan.

While approval of the provisional use permit enables future residential development on this parcel, the potential residential component is not part of this current plan of development approval. The location of a future building shown on these plans is conceptual in nature. Plans to implement a future building at that location will require additional Planning Commission review and approval.

The applicant currently proposes a five-story, approximately 150,000-square foot office building and a four-level parking garage containing approximately 630 parking spaces. The office building façade is to be constructed primarily of face brick and composite metal paneling. The garage is proposed to have finishes of concrete and brick veneer. The total height of the office building is proposed at 83 feet and the garage at 50 feet above grade.

Sidewalk is proposed along all street frontages and connects to main building access points. The plan contemplates and reserves a total of 27 feet along the southern boundary for a future alley, should that be necessary or desired for the overall block development in the future. In the interim, a fire lane is provided west of the parking deck to maintain adequate fire protection and access with respect to hose lay requirements by the Division of Fire.

Streetscape elements including street lighting and trees are shown. Interior site lighting will be a combination of bollard, building, and pole mounted lighting ranging up to 16 feet mounting height, and streetscape fixtures will be mounted at 25 feet in height. A conceptual landscape plan provides treatment of the streetscape and courtyard areas. Final details of plant material and placement will continue to be coordinated through construction plan review.

Continue

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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 and the western side of Thalbro 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. 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.
- 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: Gregory A. Smith)
(Applicable Rezoning Cases and PUPS: PUP2019-00002)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2018-00538
Kingsridge Apartments
Phase II – Kingsridge
Parkway

APPROVED/EXPEDITED

Engineering Design Associates for Community Housing Partners Corporation: 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 three, three-story, 38,040-square foot apartment buildings totaling 72 units and a future phase of one three-story, 12-unit, 12,680-square foot apartment building and accessory parking. The 7.09-acre site is located at the southwestern corner of the intersection at Kingsridge Parkway and North Laburnum Avenue, on parcel 809-726-6606. The zoning is R-5, General Residential District and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

This plan of development for Kingsridge Apartments, Phase II consists of three, three-story 38,040-square foot apartment buildings with 24 units each, for a total of 72 units. The 7.09 acres that comprise the proposed development are zoned R-5. The use is permitted by right and does not have any proffered conditions.

Continue

continued

Phase I was developed with POD2016-00423 and consisted of three, three-story buildings totaling 72 units and a clubhouse. The proposed elevations, materials, and floor plans for the new buildings will be the same as were reviewed and approved by the Planning Commission in 2016, and subsequently built in the development with Phase I. The primary building materials are red brick with moss green fiber cement siding, slate colored fiberglass roof with white gutters, and white railings, columns, and windows.

In addition to the three buildings with Phase II, the applicant is also requesting master plan approval for an additional three-story, 24-unit building with accessory parking. Master plan approval would allow the applicant to come back to the County with an administrative plan for the last building and parking when they are ready to complete the apartment complex.

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

29. 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. Outside storage shall not be permitted.
32. 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.
33. 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.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: Randy Hooker)**

LANDSCAPE PLAN

POD2018-00533
Short Pump Manor at Bacova
Section 3 – 4672 Pouncey
Tract Road

APPROVED/EXPEDITED

Youngblood, Tyler, and Associates for Bacova Development Company: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6.73-acre site is located on the northern line of Manor Crossing Drive, approximately 514 feet west of the intersection with Pouncey Tract Road and on the southern line of Kain Road, on parcel 738-767-8802. The zoning is R-5AC, General Residential District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Continue

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This application is for approval of the landscape plan for Short Pump Manor at Bacova Section 3, which is currently under construction. All conditions of the zoning case C-19C-12 have been met.

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

(Staff Report by Salim Chishti)
(Applicant's Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: C-19C-12)

LANDSCAPE PLAN

POD2019-00010
Dominion Park at Wyndham
Phase 2 – 5999 Pouncey
Tract Road

APPROVED/EXPEDITED

HG Design Studio for HHHunt Corporation: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.08-acre site is located at the end of Donahue Road, on the eastern and western lines, approximately 450 feet north of Wyndham West Drive, on parcel 734-781-9479. The zoning is RTHC, Residential Townhouse District, (Conditional). County water and sewer.
(Three Chopt)

This application is for approval of the landscape plan for Dominion Park at Wyndham Phase 2, which is currently under construction. A lighting plan was also submitted at the same time and is being reviewed administratively. All conditions of the zoning case C-02C-08 have been met.

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

(Staff Report by Salim Chishti)
(Applicant's Representative: Erica Gatti)
(Applicable Rezoning Cases and PUPS: C-02C-08)

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

APPROVAL OF MINUTES: January 23, 2019 Minutes

ADJOURN

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February 27, 2019**

ADDENDUM

There are no addendum items this month.