

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 26, 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
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:05

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: Mr. Mackey - Absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2017-00046 Centennial Commons (May 2017 Plan)	27	27	1	Varina	June 24, 2020

TRANSFER OF APPROVAL

POD-22-88
POD2017-00458
Wilde Lake Apartments -
2900 Bywater Drive

APPROVED/EXPEDITED

Drucker & Falk Newport Richmond, LLC for Wilde Lake Apartments, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Second Gayton Road Associates, Ltd. Partnership and Demar, Inc. to Wilde Lake Apartments, LLC. The 17.62-acre site is located at the southwestern corner of Lauderdale Drive and Church Road, on parcel 733-756-0612. The zoning is R-5, General Residential District. County water and sewer. **(Tuckahoe)**

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 September 13, 2017, including pavement maintenance and replacement of missing landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: J. Guy Buck)

TRANSFER OF APPROVAL

POD-09-06
POD2019-00059
Staples Mill Square
Shopping Center – 9041
Staples Mill Road

APPROVED/EXPEDITED

PR II/RP Staples Mill Square, LLC and Marchetti Properties for Staples Mill Square Holding, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Staples Mill Development Company and Marchetti Properties, V, LLC to PR II/RP Staples Mill Square, LLC. The 15.15-acre site is located on the northern line of Staples Mill Road (U.S. Route 33 and the western line of Old Staples Mill Road, approximately 1,000 feet north of their intersection, on parcel 768-758-7024. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

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 February 25, 2019, including replacing missing landscaping, repainting stop bars, and removing trash, debris, and storage containers from behind the building.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Todd Goldberg)
(Applicable Rezoning Cases and PUPS: C-77C-94 and C-35C-97)

TRANSFER OF APPROVAL

POD-07-69 (pt)
POD2019-00063
Parham Plaza Shopping
Center (Formerly Parham
Development Company) –
1530 North Parham Road

APPROVED/EXPEDITED

PR II/RP Staples Mill Square, LLC and Marchetti Properties for Parham Plaza SC, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Parham Plaza SC, LLC and Marchetti Properties to PR II/PR Parham Plaza, LLC. The 5.1-acre site is located on the western line of North Parham Road, approximately 900 feet north of Quioccasin Road, on parcel 753-745-5901. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

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 February 25, 2019, including replacing missing landscaping, cleaning the parking lot, and removing trash and debris from behind the building.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Todd Goldberg)

TRANSFER OF APPROVAL

POD-70-04
POD2018-00238
Mechanicsville Seafood
(Formerly SunTrust Bank –
Glen Lea Branch) – 3631
Mechanicsville Turnpike

APPROVED/EXPEDITED

Jeff Keith and Grace Kim for Gayton Realty, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from SunTrust Real Estate Corporation and SunTrust Bank to Gayton Realty, LLC. The 0.28-acre site is located at the southeastern corner of the intersection of Rescue Avenue and Mechanicsville Turnpike (U.S. Route 360) on parcel 802-735-7608. The zoning is B-1, Business District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated June 22, 2018, which included the repair of the brick sidewalks around the building, pavement striping, removal of construction debris, and replacement of landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Jeff Keith)

TRANSFER OF APPROVAL

POD-081-76
POD2018-00371
Brookfield Place (Formerly
Southern States Cooperative
Office Building) – 6606
West Broad Street

APPROVED/EXPEDITED

Thalhimer Realty Partners for TRP 6606 W Broad Opportunity Fund, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richard Equivest, Inc., Carter & Associates, and Southern States Cooperative, Inc. to TRP 6606 W Broad Opportunity Fund, LLC. The 11.8-acre site is located on the northern line of Dickens Road, approximately 1,290 feet east of its intersection with West Broad Street (U.S. Route 250), on parcel 769-774-9831. The zoning is O-3, Office District, County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated February 25, 2019, which were replacing missing landscaping and refreshing the mulch as necessary.

The staff recommends approval of this transfer request.

(Staff Report by Salim Chishti)
(Applicant's Representative: Lindsay Mujacic)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00209
Parham Senior Living – 601
North Parham Road

APPROVED

Kimley-Horn and Associates for Temple Beth-el Trustees and CA Senior Living Holdings, 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 three-story, 151,588-square foot life care facility with 150 units, including 32 memory care units, 60 assisted living units, and 58 independent living units. The 5.65-acre site is located on the eastern line of North Parham Road at its intersection with Derbyshire Road, on part of parcel 752-739-1406. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Tuckahoe)**

Parham Senior living is a proposed 5.65-acre, 150-unit life care facility including 32 memory care units, 60 assisted care units, and 58 independent care units. The parcel will be subdivided from the Temple Beth-El property and was just rezoned from R-2 to R-6C by the Board of Supervisors at their March 12, 2019 with rezoning case REZ2018-00049 and PUP2018-00020. The site layout and building elevations are in substantial conformance with the adopted proffers.

The developer held two community meetings for the proposed use prior to the rezoning meetings where the neighbors raised concerns such as compatibility of the building with the neighborhood, buffering and the vistas into the site, additional traffic on Parham Road, and stormwater runoff. The proposed plan complies with all proffered conditions approved with the zoning case to address these concerns.

The building materials for the proposed building are red brick and white Hardiplank with bronze aluminum accents around the windows and doors. The building is 42.5 feet tall and is proffered up to 44 feet in height. The dumpster will be eight feet tall and constructed of masonry to match the building with opaque gates. Fencing around the memory care garden is shown to be trex style fencing for long term maintenance.

To mitigate views into the site, the developer proffered maintenance of a 35-foot natural buffer area along Parham Road which will be accomplished with two retaining walls to build up the pad site. In addition to the 35-foot buffer along Parham Road, there is a 25-foot proffered natural/enhanced landscaped buffer adjacent to the Montessori School. This buffer will also require a six-foot solid board fence along the property line. A 10-foot transitional buffer is required by the Zoning Ordinance along the remaining property lines.

To help address the additional traffic concerns on Parham Road, the applicant proffered that shift changes would not occur between 7:30 a.m. and 8:30 a.m., nor between 5:00 p.m. and 6:00 p.m. on weekdays.

Additionally, citizens expressed concern about additional stormwater runoff specifically from this project. To mitigate this, the applicant proffered that the permanent stormwater retention facilities shall be designed to exceed the legally required volume design by 20% during construction and 10% post-construction. Public Works' Engineering Division reviewed and verified that the plans meet these criteria.

The lighting plan submitted proposes concealed source LED lighting on 15-foot poles with the perimeter lighting fixtures providing interior house side shields to help prevent unnecessary light spill on the adjacent parcels. The plan does not exceed .5-foot candle at the property line but maintains at least one-foot candle within the parking lot.

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

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 North Parham 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. A concrete sidewalk meeting County standards shall be provided along the eastern side of Parham Road.
31. The proffers approved as a part of zoning case REZ2018-00049 shall be incorporated in this approval.

Continue

continued

32. 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.
33. 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.
34. 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 Christina Goggin)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: PUP2018-00020 and REZ2018-00049)

ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE

SUB2019-00027

Brumfield Residence –
Meadowood Section 2 – 311
Hummingbird Road

APPROVED

John Davidson for Samantha Brumfield: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2, and 24-95 (1)(7)(b) of the Henrico County Code, to allow a fence six feet in height in the front yard of the property. The 0.44-acre site is located on the southern line of Hummingbird Road, approximately 280 feet west of the intersection with Bobwhite Lane, on parcel 793-744-3632. The zoning is R-2A, One-Family Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The house at 311 Hummingbird Rd was built in 1850. When the subdivision was created, the lot that the house is on was created with virtually no rear yard. The front of the house sits further back from the street than the adjacent homes. At this time, the applicant wishes to create a safe area for her dogs and to that purpose proposes to build a 6-foot wooden fence along the front, side, and rear of the property. The section of fencing in the front yard subject to this request will not be closer to the street than the front of the adjacent homes. A section of existing chain link fence at the rear of the property will remain and tie into the new wood fence. All existing landscaping will remain.

Per section 24-95 (1)(7) of the County Code, the Planning Commission, pursuant to the review and approval of a landscape plan, shall permit an alternative height exceeding 3.5 feet but not exceeding 7 feet, in the front yard or along the front lot line, provided the design does not adversely affect:

Continue

continued

1. The health, safety and/or welfare of persons residing on or working on the premises;
2. The visibility or value of abutting and/or adjacent properties;
3. The adequate supply of light and air to adjoining property;
4. Traffic or pedestrian safety; and
5. Adequate sight distance

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence heights. Should the Commission approve this request, the following conditions for alternative fence height plans are recommended:

1. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without approval of this Commission
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors
3. The fence shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence.

(Staff Report by Salim Chishti)
(Applicant’s Representative: John Davidson)

PLAN OF DEVELOPMENT

POD2019-00207
(POD-10-02 Rev.)
Stylecraft Homes Office
Expansion – 6225 Lakeside
Avenue (State Route 161)

**DEFERRED TO JULY 24,
2019**

Youngblood, Tyler, and Associates for Dominion Property Group, 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 two-story, 9,780-square foot addition to an existing office building. The 1.17-acre site is located on the eastern line of Lakeside Avenue (State Route 161), approximately 150 feet south of Timberlake Avenue, on parcels 781-748-3772, 781-748-3679, 781-748-3183, and 781-748-3388. The zoning is B-1, Business District. County water and sewer. **(Fairfield)**

This proposal is for an expansion of an existing office building for a residential homebuilder. The existing building and site located at the southern end of the overall property was constructed in 2003.

The proposed two-story, 9,780-square foot building will be separated by a covered patio structure with courtyard from the existing two-story, 5,214-square foot building. The proposed building is to match the existing office building with red brick, accented with quoins and keystone window trim.

Continue

continued

Along the eastern property line adjacent to existing residences, a variable height brick retaining wall will be utilized in conjunction with a six-foot tall vinyl privacy fence and landscaping to meet the Transitional Buffer 10 requirement. As referenced in the guidelines of the Lakeside Enhancement Plan, staff has requested an evergreen hedge with the ultimate height of three feet be provided along the entirety of the Lakeside Avenue frontage and along the parking lot adjacent to the Lakeside Rescue Squad. Staff has also requested screening around the proposed generator and enhanced landscaping around the dumpster location, should it remain in the currently proposed location. The applicant is considering this request.

As of the preparation of the agenda, staff cannot recommend approval. The Department of Public Works – Traffic Division and VDOT are not recommending approval to the two proposed entrances, as shown, onto Lakeside Avenue without submission of additional information including a traffic study.

The staff's recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

29. The entrances and drainage facilities on Lakeside Avenue (State Route 161) shall be approved by the Virginia Department of Transportation and the County.
30. 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.
31. Outside storage shall not be permitted.
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. 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.
34. The garage use shall meet the requirements of Section 24-56.1(d) of the County Code and shall not be used for storage of equipment or building materials, or vehicle maintenance or servicing.

(Staff Report by Kate McMillion)

(Applicant's Representative: Anne Tignor)

PLAN OF DEVELOPMENT

POD2019-00180
Byrd Center – Revised –
2742 Charles City Road

APPROVED/EXPEDITED

Engineering Design Associates for Baughan Truck Repair, LLC and Byrd, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two one-story flex office/warehouse buildings totaling ~~110,000~~ **120,000** square feet. The 10.7-acre site is located along the northern side of Charles City Road, approximately 700 feet east of its intersection with South Laburnum Avenue, on parcel 817-709-6124 and part of parcels 818-709-3344 and 816-710-8140. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The applicant requests approval to construct two office/warehouse spaces totaling 45,000 square feet and 75,000 square feet, respectively. The 10.7-acre site is located along the northern side of Charles City Road within the existing Byrd Center Business Park.

The elevations propose buildings constructed of tilt-up concrete panels painted with white and light grey accent tex-coating. The proposed architecture matches the existing buildings within the Byrd Center. An overall layout plan is included for informational purposes. Future detailed lighting and landscape plans will be reviewed under separate cover.

Staff has requested and received a revised plan that addressed the following issues: an overall layout plan was received that shows the entirety of the Byrd Center Business Park; building elevations were received which describe building materials.

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

29. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
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.
34. 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 Spencer Norman)
(Applicant's Representative: Randy Hooker)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00200
9 Mile Auto Sales – 810 East
Nine Mile Road

APPROVED/EXPEDITED

Tracy Winkelman for Imed Korbi: 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 install a one-story, 576-square foot office trailer on a permanent foundation and construct related parking and display space for retail automobile sales. The 0.3518-acre site is located at the northeast corner of the intersection of East Nine Mile Road (State Route 33) and North Quince Avenue on Parcel 824-722-4559. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The proposed plan would authorize the development of a used car sales lot on a vacant parcel in the enterprise zone along East Nine Mile Road in Highland Springs.

A 15-foot wide landscape buffer with 10-foot high wooden fence is proposed along the eastern property line as an alternative to the required 35-foot transitional buffer. The alternative buffer is permitted by Section 24-106.2(e)(3) of the Zoning Code. The proposed fence will abut the undeveloped 10-foot wide alley located along the eastern property line. Landscaping in the buffer will consist of a continuous hedgerow of evergreen trees. Additional landscaping will be provided in the 10-foot wide peripheral parking landscape strips along both East Nine Mile Road and North Quince Avenue.

The proposed building is a modular office building that will be placed on a recessed foundation, and the base of the modular building will be enclosed with skirting painted to match the building. A 6-foot high wooden fence is proposed along the northern property line to secure the back of the building. The developer is required to dedicate a 5.8-foot wide strip of right of way along East Nine Mile Road and a 10-foot wide strip of right of way along North Quince Avenue. In addition, the developer is required to provide street widening and curb and gutter along North Quince Avenue. A public sidewalk and curb and gutter already exist along East Nine Mile Road frontage. The developer will repair the defects in the existing sidewalk when connecting to the existing storm water system in East Nine Mile Road and will provide handicapped ramp(s) at the northeastern corner of East Nine Mile Road and North Quince Avenue, as required by VDOT. A lighting plan is included with pole and wall mounted concealed source LED fixtures demonstrating adequate lighting levels. The pole mounted fixtures will be at 16 feet in height.

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 right-of-way for widening of East Nine Mile Road (State Route 33) and North Quince Avenue 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.

Continue

continued

30. The entrances and drainage facilities on East Nine Mile Road (State Route 33) 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 East Nine Mile Road (State Route 33).
33. 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.
34. 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.
35. 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: Tracy Winkelman)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND SPECIAL EXCEPTION

POD2019-00212
Hilton Tru @ Independence
Park Drive – 9950
Independence Park Drive

APPROVED

The Site Design Company for Commonwealth Foundation for Cancer Research and Gaskins Hotel Partners, LLC: Request for approval of a plan of development, lighting plan, and special exception, as required by Chapter 24, Section 24-106 and 24-2 of the Henrico County Code, to construct a five-story, 11,232-square foot hotel and to authorize a special exception for building height exceeding 45 feet, up to 59 feet. The 3.45-acre site is located along the western line of Independence Park Drive, approximately 250 feet south of its intersection with Mayland Court and on the eastern line of Gaskins Road, on parcel 752-757-0713. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to construct a five-story, 95-room hotel. The applicant also requests consideration of a special exception for the building height exceeding 45 feet, as the proposed height of the hotel is 59 feet. The proffers of rezoning case C-7C-81 apply.

The elevations propose a building constructed primarily of tan and black EIFS. Light and dark brick are provided along the building face of the first floor. Light blue, yellow, and purple accents

Continue

continued

are provided along several vertical columns. The lighting plan proposes nine freestanding light fixtures mounted 20 feet in height and 13 building mounted wall sconces. A conceptual landscape plan is included for informational purposes. A future detailed landscape plan will be reviewed under separate cover.

The Department of Public Works requested a revised entrance location that provided the required minimum of 150 feet of separation from the nearest entrance on Independence Park Drive. Additionally, planning staff requested a revised layout which showed the 15-foot proffered parking setback along the southern property line and a lighting plan compliant with the proffers. Staff has requested and received plans to resolve all issues.

Should the Commission approve the special exception for height, staff recommends approval, subject to the annotations on the plans and standard conditions for developments of this type, and 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. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
- 30. The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.
- 31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 32. 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 Spencer Norman)
(Applicant’s Representative: Chris Thompson)
(Applicable Rezoning Cases and PUPS: C-7C-81)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00211
Caskie Retail – 4908 and
4910 Caskie Street

APPROVED/EXPEDITED

Koontz Bryant Johnson Williams for Fred B. Bisger and Will & Cosby Drafting, 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 construct a one-story, 3,253-square foot retail building. The 0.33-acre site is located on the northern line of Caskie Street, approximately 200 feet west of Staples Mill Road (U.S. Route 33), on parcels 774-736-3486 and 774-736-2891. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

Continue

continued

The proposed elevations feature red brick as the primary building material with efis accents and a standing seam metal roof accent, which is consistent with the other brick buildings on Caskie Street. Staff had requested that the developer consider adding windows from the original submittal to provide some variation in the building, and some windows were provided on the front elevation.

A lighting plan is also submitted for Commission review and approval. The proposed light is a double headed concealed source LED fixture on a 20-foot pole. The building also contains security/accent lighting for which the details and photometrics are provided.

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 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.
30. 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Simon Mueller)**

APPROVAL OF MINUTES: May 22, 2019 Minutes **APPROVED**

ADJOURN @ 9:59

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
June 26, 2019**

ADDENDUM

PAGE 5 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-07-69 (pt)
POD2019-00063
Parham Plaza Shopping
Center (Formerly Parham
Development Company) –
1530 North Parham Road

APPROVED/EXPEDITED

~~PR II/RP Staples Mill Square, LLC and Marchetti Properties for Parham Plaza SC, LLC~~ **PR II/RP Parham Plaza, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from **Parham Development Company**, Parham Plaza SC, LLC, and Marchetti Properties to PR II/PR Parham Plaza, LLC. The 5.1-acre site is located on the western line of North Parham Road, approximately 900 feet north of Quioccasin Road, on parcel 753-745-5901. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

PAGE 20 – REVISED ELEVATIONS

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00211
Caskie Retail – 4908 and
4910 Caskie Street

APPROVED/EXPEDITED

Koontz Bryant Johnson Williams for Fred B. Bisger and Will & Cosby Drafting, 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 construct a one-story, 3,253-square foot retail building. The 0.33-acre site is located on the northern line of Caskie Street, approximately 200 feet west of Staples Mill Road (U.S. Route 33), on parcels 774-736-3486 and 774-736-2891. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

The applicant has submitted revised building elevations which provide architectural enhancements including the addition of four windows to the Caskie Street side of the building, and brick band accents above and below the windows, as well as at knee height.

Staff recommends approval subject to the annotations on the plans and the conditions listed in the agenda.