

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 23, 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: @ 9:02

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 OF CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

TRANSFER OF APPROVAL

POD-160-85
POD2019-00016
Sheraton Richmond Airport
(Formerly Richmond Airport
Hotel) – 5501 Eubank Road

APPROVED/EXPEDITED

Devang Thakar for Neil Amin: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Plaza One Associates to Sandston LLC. The 5.14-acre site is located at the southwestern corner of the intersection of Eubank Road and Ferncroft Road, on parcel 819-711-7070. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in the staff's inspection report dated February 11, 2019, including replacing missing trees and shrubs, parking lot striping and stop bar repainting, and repairs to asphalt.

The staff recommends approval of this transfer request.

(Staff Report by Salim Chishti)
(Applicant's Representative: Devang Thakar)

TRANSFER OF APPROVAL

POD-94-74
POD2018-00067
G5 Holdings (Formerly
Lerch Brothers Office and
Warehouse) – 6380 Beulah
Road

APPROVED/EXPEDITED

Samuel and Felicia Matthews for G5 Holdings, LLC and Treo Enterprise Solutions, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lerch Brothers Corp. to G5 Holdings, LLC and Treo Enterprise Solutions, Inc. The 21.33-acre site is located on the western line of Beulah Road, south of the C. & O. Railroad right of way and Portugee Road, on parcel 827-704-7629. The zoning is M-2 General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. The site deficiencies, as identified in the inspection report dated March 9, 2018 including repairing pavement, restriping parking, replacing missing curbing, replacing regulatory signs, and replacing missing landscaping, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Samuel and Felicia Matthews)

TRANSFER OF APPROVAL

POD-03-06 and POD-77-82
POD2019-00385 and
POD2019-00386
Sunrise Senior Living
(Formerly Gayton Terrace) –
12401 Gayton Road

APPROVED/EXPEDITED

Bridget Gloekler for CSH-ING Gayton Terrace LP and Sunrise Senior Living, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Aspen Gayton Terrace, LLC. to CSH-ING Gayton Terrace LP and Sunrise Senior Living, LLC. The 9.874-acre site is located on the east line of Gayton Road and the west line of Poplar Forest Drive, approximately 600 feet south of the intersection of Ridgefield Parkway and Gayton Road on parcel 732-750-7894. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. The site deficiencies, identified in the inspection report dated September 8, 2019, including enclosing dumpsters and replacing missing landscaping, will be addressed prior to approval of a Certificate of Occupancy for a dining room addition pursuant to BLD2019-01776.

The staff recommends approval of this transfer request, subject to the following condition:

1. All deficiencies as identified in the inspection report dated September 8, 2019 shall be corrected prior to issuance of a Certificate of Occupancy for BLD2019-01776.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Bridget Glockler)

TRANSFER OF APPROVAL

POD-01-07
POD2018-00289
North Park Shopping Center
Outparcel – 8131 Brook
Road

APPROVED/EXPEDITED

EMC North Park Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from EMC North Park Center, LLC to Wells Fargo Bank NA Trustee. The 1.3-acre site is located in an existing shopping center along the southern line of East Parham Road, approximately 700 feet east of its intersection with Brook Road, on parcel 785-756-2214. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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's inspection report dated July 26, 2018, including resealing and restriping parking and replacement of landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Spencer Norman)
(Applicant's Representative: Vinh Q. Thai)

TRANSFER OF APPROVAL

POD-15-01
POD2019-00297
Reflections Apartments
(Formerly Henrico Senior
Living/Reflections) – 3701
Gay Avenue

APPROVED/EXPEDITED

J. David Page for SF Reflections LLC and Cambridge Management, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from HC One LP to SF Reflections LLC. The 12.58-acre site is located along the southern line of Gay Avenue, approximately 900 feet west of Laburnum Avenue, on parcel 813-717-2321. The zoning is R-5C, General Residential District (Conditional), C-1, Conservation District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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's inspection report dated July 30, 2019, including replacing missing shrubs and repairing one sidewalk.

The staff recommends approval of this transfer request.

(Staff Report by Doug Cole)
(Applicant's Representative: J. David Page)

LANDSCAPE PLAN

POD2019-00388
Everleigh Apartments –
12651 Three Chopt Road

APPROVED

Kimley-Horn and Associates for Brandon Wright: 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 8.65-acre site is located on the southern line of Three Chopt Road, approximately 620 feet west of its intersection with Lauderdale Drive, on parcel 735-761-8792 and part of parcel 736-761-3774. The zoning is R-6C, General Residential District (Conditional), O-2C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Everleigh Apartments is under construction to build a four-story, 222,400-square foot, 165-unit age-restricted apartment building, as approved by the Planning Commission at its July 25, 2018 hearing. This landscape plan is in compliance with all requirements and conditions of the plan of development and the proffers of rezoning case REZ2018-00010. The plan also conforms to the streetscape requirements of the West Broad Street Overlay District.

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

(Staff Report by Salim Chishti)

(Applicant's Representative: Ryan Perkins)

(Applicable Rezoning Cases and PUPS: REZ2015-00002 and REZ2018-00010)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2019-00390
Brook Villas – 8000 Brook
Road

**DEFERRED TO
NOVEMBER 14, 2019**

Townes Site Engineering for Brook Villas, LLC and Mark-Dana Corporation: 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 one three-story, 36-unit, 41,037-square foot apartment building and two **three-story** 24-unit, 30,075-square foot apartment buildings for a total of 84 units; with a 2,972-square foot, one-story clubhouse and maintenance building. The transitional buffer deviation would authorize a 3.5-foot reduction in the 10-foot transitional buffer along the southern property line. The 6.06-acre site is located at the southwestern corner of the intersection of Brook Road (U.S. Route 1) and Villa Park Drive, on parcel 783-753-8074. The zoning is R-5, General Residential District and B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

This plan of development for Brook Villas consists of three three-story apartment buildings, with a total of 84 units. The 6.06 acres that comprise the proposed development include 5.97 acres zoned R-5 and 0.09 acres zoned B-3C. The residential use is permitted by right and is not subject to any proffered conditions.

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The primary building materials are red brick with light tan fiber cement siding; dark toned asphalt shingle roof; fiberglass window shutters; black railings; and white doors, gutters, columns, and windows. The buildings are each 43 feet, 10 inches tall. The zoning ordinance permits three or more family dwelling units at a maximum height of 45 feet. In addition to the three apartment buildings, the applicant is also requesting approval of a 2,546-square foot club house with a patio/gazebo and a 1,200-square foot maintenance building for the complex.

The submitted plan provides for sidewalk on the southern line of Villa Park Drive as well as the Brook Road (U.S. Route 1) frontage. It provides both dedicated left and right turn lanes into the project from Villa Park Drive.

The applicant is requesting a 3.5-foot transitional buffer deviation from the required 10-foot transitional buffer between this development and the R-4 single family dwellings along the southern property line in Stuart Ridge subdivision. Due to the parcel configuration and topography of the site, a drainage pipe encroaches into the 10-foot buffer by 3.5 feet. To help mitigate this encroachment, the applicant has agreed to provide a 6-foot vinyl fence on the line between the neighborhood and the apartments. The fence will be located from the Dominion Virginia Power easement at the western end of the development to the limits of tree clearing east of the garage/maintenance building. The applicant would still be able to plant the 10-foot transitional buffer quantity within the remaining 6.5 feet if the deviation is approved.

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:

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The right-of-way for widening of Villa Park Drive and Brook Road (U.S. Route 1) 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.
32. The drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
34. A concrete sidewalk meeting County standards shall be provided along the southern side of Villa Park Drive.
35. A concrete sidewalk meeting VDOT standards shall be provided along the western side of Brook Road (U.S. Route 1).

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36. 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.
37. 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.
38. 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.
39. 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: Jason Wilkins)
(Applicable Rezoning Cases and PUPS: C-87C-86)**

PLAN OF DEVELOPMENT (Deferred from the September 25, 2019 Meeting)

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

APPROVED/EXPEDITED

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.

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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.

The applicant previously requested a deferral from the June 26, July 24, and September 25, 2019 Planning Commission meetings to address the outstanding comments from the Department of Public Works. Since the September meeting date, the applicant has received the necessary access management waiver to allow two entrances onto Lakeside Avenue to remain from VDOT, and the Department of Public Works – Traffic Division concurs with VDOT’s findings.

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

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 AND LIGHTING PLAN

POD2019-00393
Rocketts Landing – Blocks
17 & 19 – 80 Old Delaware
Street

APPROVED

Timmons Group for Central Virginia/Rocketts Landing, LLC, Rocketts Block 17, LLC, and WVS/Rocketts Landing: 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, 9,513-square foot restaurant building with outdoor dining areas and a two-story, 25,150-square foot office building. The 4.78-acre site is located west of Old Main Street (private) at the western termini of Old Delaware Street (private) and Old Charles Street (private), on parcels 797-712-2372, 797-712-2703 and also part of parcels 797-712-3095, 797-712-4379, and 797-712-5275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina)**

This commercial phase of Rocketts Landing will be located along the James River waterfront, west of the Capital Trail. The pad sites for Blocks 17 and 19 were previously established with earlier master plan exhibits, most recently incorporated in the 2012 plan of development approval of Rocketts Landing Phase 3, designating these pads for future assembly and restaurant uses, and as shown on subsequent approvals for Phase 4. The current plan proposes the Block 17 steel structure to be redeveloped for restaurant space, and the Block 19 pad to be constructed as office space. The current proposal is consistent with the commercial designation on the original 2005 master plan adopted with the Rocketts Landing urban mixed-use district (UMU).

The proposed restaurant on Block 17 will finish the steel frame structure into a one-story building incorporating the existing masonry with metal panels and clerestory glass windows and metal roof. The proposed two-story office building on Block 19 is designed with a combination of finished second story office space and a mezzanine. The exterior building materials proposed include red brick veneer and patina green aluminum wall panels.

An exception for encroachment into the Chesapeake Bay Resource Protection Area was approved by the Planning Commission in March of 2012 for the Block 19 pad site. The Department of Public Works Environmental Division has reviewed this latest proposal and finds that it remains compliant with the 2012 exception and fulfills the intent of the Chesapeake Bay Preservation Act to minimize encroachment in the Resource Protection Area (RPA).

As the issue of parking has been a concern of the Rocketts Landing residents, staff reports that the parking demand generated under the current proposal, with a mix of restaurant and office use, is a 21% reduction in the parking demand from previous approvals for the same building pad sites. Parking for the current proposal is provided in the excess spaces constructed with the Block 16 and 17 parking facilities, as anticipated by the original 2005 master plan.

Fire lanes to serve the proposed buildings will be established by widening a portion of the capital trail from the existing 10-foot wide section to a 20-foot wide asphalt section generally for the length of the two building pads. The easement agreement for the Capital Trail provides for use of the right of way for vehicular access. As there will be no public parking on the river side of the Capital Trail, the vehicular access will be generally limited to service and emergency vehicles. As
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of the preparation of this agenda, the Virginia Department of Transportation (VDOT) has not commented on the proposal. As the applicant has demonstrated compliance with all staff requests, and the Department of Public Works Traffic Engineering is recommending approval, recommended condition number 35 requires the applicant provide evidence that VDOT has reviewed the scope of work and has no comments regarding the proposed work, prior to approval of the final construction plan.

The site lighting plan models lighting levels along the capital trail to show continuity of streetscape elements throughout the site consistent with previous development phases. A mixture of pedestrian scale fixtures and supplemental wall pack fixtures on the proposed office building achieve the required lighting levels of the UMU ordinance. Deciduous trees be provided along the east side of the Capital Trail, and any additional supplemental plantings will be evaluated with any future tenant permits after final construction plan approval.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions, including those conditions modified to address the provision of public utilities by the City of Richmond:

1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
- 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.
17. **MODIFIED** – The owner shall have a set of plans approved by the Director of Public Works, City of Richmond Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
24. **MODIFIED** – The developer shall provide fire hydrants as required by the City of Richmond Department of Public Utilities and the Henrico Division of Fire.
25. **MODIFIED** – Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the City of Richmond Department of Public Utilities and the Henrico Division of Fire prior to issuance of a building permit.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases C-55C-04, P-12-12, P-04-05, and P-14-04 shall be incorporated in this approval.
31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.

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32. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
35. Prior to approval of construction plans, the applicant shall provide evidence that VDOT has reviewed the current scope of work shown on the plan and has no comments regarding the proposed work.

(Staff Report by Aimee Crady)

(Applicant's Representative: Greg Nelson)

(Applicable Rezoning Cases and PUPS: C-55C-04, P-12-12, P-04-05, and P-14-04)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00369

Rocketts Landing – Blocks
21 & 23 – Old Main Street

APPROVED

Timmons Group for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: 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 five four-story, two-unit residential condominiums and 17 four-story, three-unit residential condominiums for a total of 61 residential condominium units. The 2.06-acre site is located on the western line of Old Main Street (private), the southern line of Old Charles Street (private) and the western terminus of Old Ohio Street (private), on parcels 797-711-3994, 797-711-3868, 797-711-4448, 797-711-4493, and 797-711-3748. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. (**Varina**)

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This two-block phase of residential condominium development within the Rocketts Landing urban mixed-use district (UMU) will be located along the western line of Old Main Street (private) and east of the Capital Trail at the southern terminus of the overall project boundary. The proposal will feature two types of condominiums, for a total of 61 dwelling units.

At the north end of Block 21, the developer proposes a row of five, four-story, “two-over-two” condominium buildings accounting for 10 of the units in this plan of development. Each unit contains a rear-loaded garage accessed from the private alley. All other units proposed with the plan of development are three-story triplex units with rear-entry garages below the first floor. Each of the seventeen buildings in the row facing Old Main Street (private) contains three units, for a total of 51 dwelling units of this type. In addition to the street and other surface parking constructed with the residential phases of Blocks 20 and 22, the triplex model also features a single-car garage per dwelling unit and additional parking spaces located along the rear alley. Exterior finishes for both condominium types will be a combination of brick veneer and various styles of cementitious siding and panels.

A site lighting plan and landscape plan is included to update the streetscape elements approved with previous development phases to align with the specific characteristics of this site plan and incorporates additional foundation plantings and screening. Building-mounted LED fixtures are modeled with the previously approved street lighting to demonstrate that the plan achieves the UMU lighting standards.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions, including those conditions modified to address the provision of public utilities by the City of Richmond:

1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
- 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.
17. **MODIFIED** – The owner shall have a set of plans approved by the Director of Public Works, City of Richmond Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
24. **MODIFIED** – The developer shall provide fire hydrants as required by the City of Richmond Department of Public Utilities and the Henrico Division of Fire.
25. **MODIFIED** – Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the City of Richmond Department of Public Utilities and the Henrico Division of Fire prior to issuance of a building permit.

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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. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
32. The proffers approved as a part of zoning cases C-55C-04, P-12-12, P-04-05, and P-14-04 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
35. 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: Greg Nelson)

(Applicable Rezoning Cases and PUPS: C-55C-04, P-12-12, P-04-05, and P-14-04)

PLAN OF DEVELOPMENT

POD2019-00392
Aspire at Carriage Hills
Assisted Living – 7098
Fernwood Street

APPROVED/EXPEDITED

Timmons Group for BPMS Carriage Hill AL LLC, AG-BH Acclaim Owner, LLC, 7108 Fernwood, LLC, Hunt Club LLC, BRG Carriage Hill IL, LLC, BPMS Carriage Hill Holdings, LLC, and Bonaventure Realty 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 three-story, 101,970-square foot assisted living building with 124 units. The 3.91-acre development site is part of the overall 61.88-acre Carriage Hill senior living community, located along the southern line of Bremner Boulevard, approximately 80 feet west of Fernwood Street, on parcel 770-749-6475, part of parcel 770-749-9008, and part of parcel 770-748-2488. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

The proposed building will have 108 assisted living care units, 16 memory care units, and related parking. The building will be fully sprinklered and will be primarily constructed of brick and cementitious siding.

The site is part of the Carriage Hill senior living community. In addition to the proposed assisted living building, the integrated community consists of the existing 297-unit Carriage Club Apartments, the existing 608-unit Carriage Hill Apartments, and the recently constructed 148-unit Carriage Hill Independent Living Building. The community is associated by a condominium land regime with shared infrastructure including access and parking. Access to the proposed development will be provided by an access drive to Fernwood Street, across 7108 Fernwood Street, and by drives through two parking areas within Carriage Hill Apartments known as Beaver Lane and Sulky Drive. During construction, access to the development site will be limited to the access drive from Fernwood Street. 7108 Fernwood Street is a small office building located at the southwestern corner of Fernwood Street and Bremner Boulevard that is owned by the developer and is used for construction management by the developer.

Staff has requested a revised plan be submitted for review. As part of the proposed site development, the Traffic Engineer has requested the dedication of additional right of way and the construction of sidewalk where Bremner Boulevard abuts the property. The engineer indicated he was going to request an exception to the requirement to construct the sidewalk as the proposed development had no direct access to Bremner Boulevard. In addition, Planning requested a revised plan that would increase the width of the service drive to a minimum of 22 feet, as required by the Plan of Development design standards in the Zoning Code.

As of the preparation date of the agenda, the staff has not received a revised plan as requested. 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, and the annotations on the plans, the following additional conditions are recommended:

Continue

continued

29. The right-of-way for widening of Bremner Boulevard 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 southern side of Bremner Boulevard.
31. The proffers approved as a part of zoning case REZ2018-00045 shall be incorporated in this approval.
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 Mike Kennedy)

(Applicant's Representative: Steve Worthington)

(Applicable Rezoning Cases and PUPS: REZ2016-00040 and REZ2018-00045)

APPROVAL OF MINUTES: September 25, 2019 Minutes **APPROVED**

ADJOURN @ 11:24

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 23, 2019**

ADDENDUM

PAGE 11 – REVISED REPORT

PLAN OF DEVELOPMENT (Deferred from the September 25, 2019 Meeting)

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

APPROVED/EXPEDITED

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)**

The applicant has agreed to provide enhanced landscaping around the dumpster and generator as noted on the conceptual landscape plan provided with the agenda. The final materials and design will be reviewed and approved administratively with the landscape plan for the overall site.

PAGE 11 – REVISED PLAN, DELETED CONDITION, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2019-00392
Aspire at Carriage Hills
Assisted Living – 7098
Fernwood Street

APPROVED/EXPEDITED

Timmons Group for BPMS Carriage Hill AL LLC, AG-BH Acclaim Owner, LLC, 7108 Fernwood, LLC, Hunt Club LLC, BRG Carriage Hill IL, LLC, BPMS Carriage Hill Holdings, LLC, and Bonaventure Realty 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 three-story, 101,970-square foot assisted living building with 124 units. The 3.91-acre development site is part of the overall 61.88-acre Carriage Hill senior living community, located along the southern line of Bremner Boulevard, approximately 80 feet west of Fernwood Street, on parcel 770-749-6475, part of parcel 770-749-9008, and part of parcel 770-748-2488. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

A revised plan has been submitted by the developer. The revised plan provides for the dedication of additional right of way along the southern line of Bremner Boulevard as requested by the Traffic Engineer. In lieu of construction of sidewalk along Bremner Road, the developer has requested an exception to provide sidewalk along Glenside Drive between Flagstaff Lane and the western property line. Since there are no existing sidewalks along the southern side of Bremner Road, the traffic engineer has agreed that the alternative sidewalk would be a more desirable location. The exception request has been approved by the Director of Public Works. The revised plan also increases the width of the service drive along the east side of the proposed building as requested by Planning staff.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, additional conditions in the agenda, with condition number 30 on the agenda deleted, as agreed to by the Director of Public Works.

30. DELETED

~~A concrete sidewalk meeting County standards shall be provided along the southern side of Bremner Boulevard.~~