

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

**September 25, 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: @ 9:03**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: N/A**

**ROLL CALL: Mr. Archer – Arrived at 9:13 a.m. ; Mr. Thornton – Left at 9:56 a.m.**

**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-82-81  
POD2018-00436  
Dominion Youth Services  
(Formerly Both Office  
Building) – 5408  
Chamberlayne Road

**Joshua Lutz for Dominion Youth Services:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Fred A. Taylor, Jr. and Donald Both to DYS Holding Company, LLC. The 0.61-acre site is located on the western line of Chamberlayne Road (U.S. Route 301), approximately 540 feet north of Wilmer Avenue, on parcel 787-746-2041. The zoning is B-1C, 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 staff's inspection report dated October 18, 2018, including pavement maintenance and markings and one stop sign.

The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Joshua Lutz)**

**(Applicable Rezoning Cases and PUPS: C-47-81 and REZ2019-00003)**

## TRANSFER OF APPROVAL

POD-23-05  
POD2019-00065  
Wal-Mart Supercenter at  
Parham Plaza Shopping  
Center – 1504 North Parham  
Road

**APPROVED/EXPEDITED**

**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 and Parham Plaza SC, LLC to PR II RP Parham Plaza, LLC. The 8.21-acre site is located on the western line of North Parham Road (State Route 73), approximately 450 feet north of Quioccasin Road (State Route 157) and on the northern line of Quioccasin Road, approximately 700 feet west of North Parham Road, on parcel 753-744-5576. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

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 26, 2019, which included replacing missing landscaping, restriping parking spaces, and replacing a stop sign and bar.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Todd Goldberg)**

## TRANSFER OF APPROVAL

POD2015-00180  
POD2019-00127  
Public Storage at 8701  
Staples Mill Road (Formerly  
Happy Boxes at 8701 Staples  
Mill Road)

**APPROVED/EXPEDITED**

**Hallock Svensk for PS Southeast One, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Venture I, LLC and Happy Boxes Staples Mill, LLC to PS Southeast One, Inc. The 1.305-acre site is located at the northeastern corner of the intersection of Staples Mill Road (U.S. Route 33) and Janway Road, on parcel 770-754-6374. The zoning is M-1, Light Industrial 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 property was inspected per the applicant's request, and no deficiencies were identified by staff on March 21, 2019.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Hallock Svensk)**

## TRANSFER OF APPROVAL

POD-02-98 (pt)  
POD2016-00252  
Park Central II – 8751 Park  
Central Drive

**APPROVED/EXPEDITED**

**Kathryn Bungo for Baker-Properties Limited Partnership dba Baker Properties-Richmond Limited Partnership:** Request for transfer of approval of a portion of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, L.C. and Robinson Development Group, Inc. to Baker Properties Limited Partnership. The 8.19-acre site is located on the eastern line of Park Central Drive, approximately 930 feet north of its intersection with East Parham Road, on parcel 789-760-5532. The zoning is M-1C, Light Industrial District (Conditional). 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 staff's inspection report dated August 18, 2016, including removal of unscreened dumpsters and replacement of missing plantings.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: Kathryn M. Bungo)**  
**(Applicable Rezoning Cases and PUPS: C-91C-97)**

## TRANSFER OF APPROVAL

POD-02-00 (pt)  
POD2016-00253  
Park Central V – 8801 Park  
Central Drive

**APPROVED/EXPEDITED**

**Kathryn M. Bungo for Baker-Properties Limited Partnership dba Baker Properties-Richmond Limited Partnership:** Request for transfer of approval of a portion of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, L.C. and Robinson Development Group, Inc. to Baker Properties Limited Partnership. The 4.19-acre site is located approximately 475 feet east of Park Central Drive and approximately 1,100 feet north of East Parham Road, on parcel 789-760-9939. The zoning is M-1C, Light Industrial District (Conditional). 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 staff's inspection report dated August 18, 2016, including replacement of missing plantings and the removal of one dumpster in a parking space at the northeastern corner of the site.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: Kathryn M. Bungo)**  
**(Applicable Rezoning Cases and PUPS: C-91C-97)**

## TRANSFER OF APPROVAL

POD-79-82  
POD2019-00276

Performance Collision  
Center (Formerly Baugh  
Body Shop) – 6018 West  
Broad Street

**APPROVED/EXPEDITED**

**SilverCore for Michael D. Sifen, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Gerry L. and Karen C. Baugh to Michael D. Sifen, Inc. The 2.05-acre site is located on the northern line of West Broad Street, approximately 700 feet east of its intersection with Horsepen Road, on parcel 770-741-3862. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies identified in the inspection report dated July 18, 2019, have been addressed. A striping and landscape plan were submitted and approved to correct the identified deficiencies.

The staff recommends approval of this transfer request.

**(Staff Report by Spencer Norman)**  
**(Applicant's Representative: Mark R. Tattle)**

## TRANSFER OF APPROVAL

POD-12-82 and POD-48-95  
POD2019-00263 and  
POD2019-00266

Mechanicsville Industrial  
Center (Formerly Allegheny  
Pepsi-Cola Distribution  
Center) – 3008  
Mechanicsville Turnpike

**APPROVED/EXPEDITED**

**Silver Cap Partners, LLC for Bottling Group, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Bottling Group, LLC to SCP-G Mechanicsville, LLC. The 15.93-acre site is located on the western line of Mechanicsville Turnpike, approximately 600 feet south of its intersection with Harvie Road, on parcel 800-732-5605. The zoning is M-1C, Light Industrial District (Conditional). 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 June 25, 2019, including replacement of landscaping, restriping a stop bar, and installing signage.

The staff recommends approval of this transfer request.

**(Staff Report by Spencer Norman)**  
**(Applicant's Representative: Trey Dempsey)**  
**(Applicable Rezoning Cases and PUPS: C-84C-80)**

## LANDSCAPE PLAN

POD2019-00285  
Caliber Collision at 12201  
Ridgefield Parkway

**APPROVED**

**Cross Development CC Henrico, LLC:** 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 3.39-acre site is located at the southwestern corner of the intersection at Ridgefield Parkway and Gayton Centre Drive, on parcel 731-751-2972. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

This application is for approval of the landscape plan for Caliber Collision at 12201 Ridgefield Parkway, which consists of a one-story 22,400-square foot auto body repair shop with an ancillary vehicle storage area. The site is currently under construction. A site lighting plan has been submitted for administrative review in accordance with the conditions of approval for POD2018-00343. All zoning code requirements have been satisfied.

A 35-foot transitional buffer, consisting of an existing tree save area, will be maintained along Ridgefield Parkway facing the Westleyen Condominium property. The front of the building is below the grade of Ridgefield Parkway. A retaining wall, approximately five feet high with a four-foot high decorative metal fence, will be located at the back of the buffer, facing in towards the front of the building. No vehicle service doors face Ridgefield Parkway. Customer parking is located in front of the building. No vehicle storage will be permitted in front of the building.

A 35-foot transitional buffer, consisting of a small existing tree save area and supplemental landscaping satisfying the 35-foot transitional planting requirement, will be provided along the western boundary of the site, adjacent to the Palmer Place Condominium property. There are no building openings on the side of the building facing the Palmer Place Condominium property. In addition to the landscape buffer, a 10-foot high wooden fence, with the finished side facing out, will screen the vehicle storage area from the Palmer Place Condominium property. The remainder of the fence screening the vehicle storage area will be six feet in height.

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

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Charles Garcia)**

**PLAN OF DEVELOPMENT (Deferred from the July 24, 2019 Meeting)**

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

**DEFERRED TO  
OCTOBER 23, 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)**

**The applicant has requested a deferral to the October 23, 2019 meeting.**

The applicant previously requested a deferral from the June 26, 2019 and July 24, 2019 Planning Commission meetings to address the outstanding comments from the Department of Public Works – Traffic Division and VDOT regarding the two proposed entrances, as shown, onto Lakeside Avenue. The applicant has submitted the necessary waiver request to VDOT to allow both entrances. The Department of Public Works – Traffic Division will concur with VDOT’s findings.

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)**

## LANDSCAPE PLAN

POD2019-00324  
Wistar Glen and the Townes  
of Wistar Woods Section 3 –  
4613 Wistar Road

**APPROVED**

**Cite Design for Stanley Martin Companies, LLC:** 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 15.17-acre site is located at the southeastern corner of the intersection at Wistar Road and Shrader Road, on parcel 767-751-2632 and part of parcel 768-750-1563. The zoning is R-6C, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

This application is for approval of the landscape plan for Wistar Glen, which consists of 136 condominium units within ten four-story buildings, and the Townes of Wistar Woods Section 3, which consists of 24 two-story residential townhouses for sale. The site is currently under construction.

A site lighting plan will be submitted for administrative review in accordance with the conditions of approval for POD2018-00093. All conditions of zoning case REZ2017-00019 have been satisfied.

A proffered 25-foot wide existing and planted buffer, with a decorative metal fence with stone columns and a wrought iron appearance, will be provided along Wistar Road. A ten-foot wide existing and planted buffer will be provided along all other property lines.

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

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Andrew Bleckley)**

**(Applicable Rezoning Cases and PUPS: REZ2017-00019)**



## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00345  
Rocketts Landing – Block 20  
– 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 32 three-story townhouse units for sale in an existing Urban Mixed Use District. The 1.32-acre site is located on the western line of Old Osborne Turnpike (State Route 5) and the eastern line of Old Main Street (private), approximately 200 feet south of Old Charles Street (private), on parcel 797-711-5987 and part of parcel 797-712-5703. The zoning is UMUC, Urban Mixed Use District (Conditional). City water and sewer. (**Varina**)

This phase of residential townhouse development within the Rocketts Landing urban mixed use district (UMU) will be located along the southern line of Old Osborne Turnpike between two previously approved residential sections. To the west, the Block 18 mixed use building approved with the Phase 3 plan of development in 2012, which includes multifamily and commercial components, completed construction in 2018. To the east, a block of residential condominiums and townhomes is under construction, which were approved with an overall plan of development for multiple sections in 2017.

The townhouse units proposed with this current plan of development request are a continuation of the units constructed on Blocks 16 and 19 in the overall development to the southwest approved previously in 2015 and 2017. The rendered elevations for this unit type are included again in this staff report for reference. Each three-story unit will have a rooftop patio with stairway access and mechanical room structure. Exterior finishes will be a combination of brick veneer and various styles of cementitious siding. Each unit contains a rear-loaded, two-car garage accessed from internal alleyways.

A site lighting plan and landscape plan is included to show continuity of streetscape elements throughout the site consistent with previous development phases.

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

**Continue**

**continued**

- 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. 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 subdivision plat for The Village of Rocketts Landing Section 10 shall be recorded before any building permits are issued.
  32. 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.
  33. The proffers approved as a part of zoning cases C-55C-04, P-14-04, and P-12-12 shall be incorporated in this approval.
  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, 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 Aimee Crady)**

**(Applicant's Representative: Greg Nelson)**

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

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00215  
Bickerstaff Crossing  
Apartments – 1401  
Bickerstaff Road

**APPROVED**

**Balzer and Associates, Inc. and Surber Development and Consulting, LLC for Dennis Harrup, III and Bickerstaff Crossing VA, 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, 79,947-square foot, multi-family apartment building with 60 dwelling units. The 5.07-acre site is located at the southwestern corner of the intersection at Bickerstaff Road and Okano Drive, on parcel 804-708-1236. The zoning is R-5, General Residential District. County water and sewer. (**Varina**)

The proposed apartment building will have 22 two-bedroom apartments and 38 three-bedroom apartments, with related parking. The building will be fully sprinklered. The developer has received an allocation of Low-Income Housing Tax Credits to construct the proposed development. The site is steeply graded and falls approximately 54 feet from north to south. The developer has proposed the construction of several retaining walls to make the site buildable, one of which is approximately 28 feet in height and a second that is approximately 24 feet in height.

This property has been largely undisturbed since the Civil War and is the location of clearly identifiable intermediate defense line earthworks and a gun emplacement where active fighting occurred. Although the earthworks will not be preserved during site development, the area of the gun emplacement will be preserved in accordance with an agreement with the Department of Historic Resources and the USACOE. As part of the agreement the developer has agreed to provide a fence to secure the area, as well as provide a historic marker along Okano Drive and an interpretive sign on the site.

As part of the proposed site development, the southern side of Bickerstaff Road will be widened and be improved with curb, gutter, and sidewalk where it abuts the property.

The lighting plan proposes contemporary style concealed source LED lighting fixtures, mounted on 20-foot high poles set on 2.5-foot high concrete bases, and 18-foot high wall mounted fixtures. The plan does not exceed 0.5-foot candles at the property line and maintains at least one-foot candle within the parking lot. A schematic landscape plan has been submitted for the Commission's information. The proposed landscaping satisfies the multi-family design guidelines.

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.

**Continue**

**continued**

29. The right-of-way for widening of Bickerstaff 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. 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.
31. A concrete sidewalk meeting County standards shall be provided along the southern side of Bickerstaff Road.
32. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
33. 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. 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: Aaron Breed)**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2019-00350  
Restaurant Outparcel at  
Tuckernuck Square – 9004  
West Broad Street

**APPROVED/EXPEDITED**

**Langan Engineering for HK New Plan Tuckernuck Square, LLC and Brixmor GA Tuckernuck Square, 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 build a one-story, 2,192-square foot restaurant with drive-through facilities in an existing shopping center. The 1-acre site is located on the northern line of West Broad Street (U.S. Route 250), approximately 275 feet west of West End Drive, on part of parcel 758-756-6786. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The applicant proposes a 2,192-square foot, one story café with a patio and drive-through facilities on an outparcel in an existing shopping center. This proposed development is in Tuckernuck Square shopping center and is on the last available outparcel. The site is not subject to proffers.

**Continue**

**continued**

The applicant proposes a brick and EIFS building in light silver/gray with faux wood accents and EIFS on the upper half of the building. Black aluminum storefront with black canopies accents the building. The parapet of the building is tall enough to screen the rooftop HVAC/mechanical equipment. The patio will have a railing around it.

The applicant is providing a sidewalk in front of the parcel and is providing a bike rack on site.

A lighting plan is also included in this submission with concealed source lights mounted 12 feet high on the building and on 25-foot poles. The lighting meets County guidelines.

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. Only retail business establishments permitted in a B-2 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
33. 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.
34. A concrete sidewalk meeting VDOT standards shall be provided along the northern side of West Broad Street.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. 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.
37. 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: Scott Quigley)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00349

Valvoline Instant Oil Change  
at Regency – Quioccasin  
Road

**APPROVED**

**CESO, Inc. for Thalhimer Regency LC ET AL and Valvoline Instant Oil Change:** 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 3,328-square foot one-story instant oil change facility with a basement level. The 0.38-acre portion of the 35.525-acre urban mixed use development is located on the southern line of Quioccasin Road, approximately 350 feet east of Starling Drive, on part of parcel 752-744-6336. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Tuckahoe)**

The proposed instant oil change facility is the first plan of development for consideration in the recently established Regency Urban Mixed Use (UMU) District. The project is subject to and compliant with the August 13, 2019 Board of Supervisors approval of zoning cases REZ2019-00021 and PUP2019-00009, which provided guidelines for future development of the UMU.

As outparcel development has enhanced a retail presence along the Quioccasin Road streetscape, this new building will follow that trend to infill one of two remaining outparcel pad sites contemplated by the previous Regency Master Plan update of 2016. The new building will incorporate the standards of the Regency UMU streetscape design elements detailed in the UMU pattern book for the site, including sidewalk continuation and enhanced streetscape plantings along the private entrance drive, as well as consistent lighting levels provided by existing pole-mounted fixtures on site and supplemental building mounted LED fixtures.

The building will be constructed of face brick in a red tone compatible with the previous phases of outparcel development, and it will also feature a longboard wood cladding accent finish in the sign area of the building to tie in with the wood panel finishes implemented on other new buildings at Regency. The overall building height is just over 25 feet from grade, with the finished grade for the pad site approximately five feet below the curb elevation on Quioccasin Road.

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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases REZ2019-00021 and PUP2019-00009 shall be incorporated in this approval.
31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up drive up facilities, the owner/occupant shall close the drive-up drive up facilities until a solution can be designed to prevent traffic backup.
32. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

**Continue**

**continued**

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.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Zach Freshner)**

**(Applicable Rezoning Cases and PUPS: REZ2019-00021 and PUP2019-00009)**

## **PLAN OF DEVELOPMENT**

POD2019-00351

Dunkin' at Lauderdale  
Square Shopping Center –  
12101 Lauderdale Drive

**APPROVED/EXPEDITED**

**Koontz Bryant Johnson Williams for The Wilton Companies, LLC and The Heritage Group, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to build a one-story, 2,800-square foot restaurant with drive-through facilities in an existing shopping center. The 0.86-acre site is located on the eastern line of Lauderdale Drive, approximately 260 feet south of its intersection with Rutgers Drive, on parcel 734-757-4653. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is for construction of a new one-story, 2,800-square foot Dunkin restaurant with drive-through facilities. The lot is the last undeveloped outparcel in this center. The building is standard red brick with a base of light beige precast stone and precast white concrete cornice. The roof is a dark grey standing seam metal roof.

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

29. Only retail business establishments permitted in a B-2 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The proffers approved as a part of zoning case C-55C-85 shall be incorporated in this approval.
33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

**Continue**

**continued**

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.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: Simon Mueller)**  
**(Applicable Rezoning Cases and PUPS: C-55C-85)**

## **PLAN OF DEVELOPMENT**

POD2019-00353  
VFW Post 6364 Banquet  
Hall – 6504 Dickens Place

**APPROVED/EXPEDITED**

**Richard L. Baird, Jr. for Veterans of Foreign Wars, Inc. Post 6364:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,000-square foot banquet hall. The 1.24-acre site is located on the eastern line of Dickens Place, approximately 300 feet south of its intersection with Dickens Road, on parcel 769-743-6236 and part of parcel 769-743-5517. The zoning is B-3, Business District. County water and sewer.  
**(Brookland)**

The applicant requests approval to construct a one-story, 5,000-square foot banquet hall adjacent to the existing VFW building. The 1.24-acre site is located along the eastern side of Dickens Place and will function in tandem with the existing VFW building located on the parcel directly to the south.

The elevations propose a building constructed primarily of painted fiber cement board siding with gray metallic roofing. White synthetic wood trim and bronze louver vents accent the building's exterior. A covered outdoor patio area will be constructed along the north face of the building. An access drive from the existing VFW site will serve the development. Future detailed lighting and landscape plans will be reviewed under separate cover.

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

29. 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.

**Continue**



**continued**

30. 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: Richard L. Baird, Jr.)**

**APPROVAL OF MINUTES: July 24, 2019 Minutes **APPROVED****

**ADJOURN @ 11:02**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
September 25, 2019**

**ADDENDUM**

**PAGE 22 – REVISED REPORT**

**PLAN OF DEVELOPMENT**

POD2019-00351  
Dunkin' at Lauderdale  
Square Shopping Center –  
12101 Lauderdale Drive

**APPROVED/EXPEDITED**

**Koontz Bryant Johnson Williams for The Wilton Companies, LLC and The Heritage Group, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to build a one-story, 2,800-square foot restaurant with drive-through facilities in an existing shopping center. The 0.86-acre site is located on the eastern line of Lauderdale Drive, approximately 260 feet south of its intersection with Rutgers Drive, on parcel 734-757-4653. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is for construction of a new one-story, 2,800-square foot Dunkin restaurant with drive-through facilities. The lot is the last undeveloped outparcel in this center. The building is standard red brick with a base of light beige precast stone and precast white concrete cornice. The roof is a dark grey standing seam metal roof. **The signage shown in the elevations is not part of this approval.**

## **PAGE 24 – ADDED ARCHITECTURAL – FLOOR PLAN**

### **PLAN OF DEVELOPMENT**

POD2019-00353  
VFW Post 6364 Banquet  
Hall – 6504 Dickens Place

#### **APPROVED/EXPEDITED**

**Richard L. Baird, Jr. for Veterans of Foreign Wars, Inc. Post 6364:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,000-square foot banquet hall. The 1.24-acre site is located on the eastern line of Dickens Place, approximately 300 feet south of its intersection with Dickens Road, on parcel 769-743-6236 and part of parcel 769-743-5517. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

A floor plan has been added for informational purposes. Staff continues to recommend approval subject to the annotations on the plans, standard conditions for developments of this type, and the additional conditions in the agenda.