

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 2020

The Planning Director has acted on the cases on this agenda as noted within, as designated agent of the Board of Supervisors in accordance with Temporary Ordinance approved April 14, 2020 addressing approval of preliminary subdivision plats and plans of development during the COVID-19 Pandemic.



DEVELOPMENT REVIEW AND DESIGN DIVISION – DEPARTMENT OF PLANNING

R. Joseph Emerson, Jr., AICP, Director of Planning, Secretary
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
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner/Recording Secretary
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist

TRANSFER OF APPROVAL

POD-77-81
POD2019-00359
River City Printing and
Graphics, LLC (Formerly
Frank Miller – Palmist) –
4301 Nine Mile Road (State
Route 33)

Hardeo Singh for Caribbean Shack, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Frank Miller to Caribbean Shack, LLC. The 0.28-acre site is located at the southeast intersection of Nine Mile Road (State Route 33) and Masonic Lane, on parcel 808-722-6230. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

**APPROVED BY
DIRECTOR ON
11/18/2020**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The original proffers were amended with REZ2019-00020 to permit the new owner to change the use from palm reading to a printing shop. The applicant has corrected the deficiencies identified in staff's inspection report dated August 29, 2019, which included replacing missing landscaping and restriping the parking lot.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Hardeo Singh)
(Applicable Rezoning Cases and PUPS: C-16C-81 and REZ2019-00020)**

TRANSFER OF APPROVAL

POD-65-89
POD2020-00048 and
POD2020-00056
Technology Park I and II
(Formerly Innsbrook
Technology Park Phase 1
Buildings A & B) – 4949 and
4953 Cox Road

Troutman Sanders LLP for Lingerfelt Office Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lingerfelt Office Properties II LLC to HOP III Property Owner, LLC, Tower Road II, LLC, PG-DE Innsbrook, LLC, Pohlig TIC Investor, LLC and Superior TIC Investor, LLC. The 6.141-acre site is located 50 feet north of the terminus of Cox Road on the east line of a private road, on parcels 752-769-9034 and 753-769-1014. The zoning is M-1, Light Industrial District and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED BY
DIRECTOR ON
11/18/2020**

The new owners accept and agree 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 21, 2020, which included replacing missing landscaping and restriping stop bars.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Will Homiller)
(Applicable Rezoning Cases and PUPS: C-87C-89)

TRANSFER OF APPROVAL

POD-23-75 (pt) and POD-77-97 (pt)
POD2020-00351 and
POD2020-00353
Powers Bike Shop (Formerly Southern States Lawn & Garden Center) – 3119 Williamsburg Road (U.S. Route 60)

KaneJeffries, LLP for The 405 Group, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Property Holdings LLC to The 405 Group, LLC. The 1.0-acre site is located along the south line of Williamsburg Road (U.S. Route 60), approximately 1,600 feet east of its intersection with Charles City Road, on parcel 810-714-0612. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED BY
DIRECTOR ON
11/18/2020

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 outlined in the staff inspection report dated August 28, 2020, including resealing and restriping the parking lot, replacing a stop sign and stop bar, replanting missing landscaping, and cleaning all trash and debris from the site.

The staff recommends approval of this transfer request.

(Staff Report by Spencer Norman)
(Applicant's Representative: Lisa Brennan)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from October 2020)

POD2020-00354
Towne Bank Operations
Headquarters - Parking
Expansion -4501 Cox Road

Timmons Group for Towne Bank: 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 parking lot expansion of 32 additional spaces and related site improvements. The 5.3-acre site is located on the southeast corner at the intersection of Cox Road and Village Run Drive, on parcel 750-764-9584. The zoning is O-3C, Office District (Conditional) and IRO (Innsbrook Redevelopment Overlay District). County water and sewer. **(Three Chopt)**

APPROVED BY
DIRECTOR ON
11/18/2020

The applicant proposes a parking expansion to serve an existing bank headquarters building in the Innsbrook Office Park. Previous deferral requests were made to allow additional time for coordination with the adjacent property owners and the Village at Innsbrook Homeowners Association. Staff and representatives met with homeowners at the site on September 10, 2020

and discussed visibility, buffering and lighting. The applicant has provided enhanced landscaping and a 6-foot tall board on board fence with Victorian accent, in a color finish that was selected by the homeowners adjacent to the east boundary of the parking expansion. These components were added to the plan in response to the adjacent homeowner concerns.

The plan includes a lighting plan for continuation of LED concealed source full cut off fixtures mounted at 20 feet height, consistent with the existing site lighting, and will provide house side shields on fixtures adjacent to residential properties.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The proffers approved as a part of zoning case C-10C-84 shall be incorporated in this approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Ryan Ritterskamp)
(Applicable Rezoning Cases and PUPS: C-10C-84)

PLAN OF DEVELOPMENT

POD2020-00397
Warehouse at 5900
Richmond Henrico Turnpike

APPROVED BY
DIRECTOR ON
11/18/2020

Kimley-Horn and Associates for Richmond International Raceway and Hillwood Enterprises L.P.: 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 approximately 219,000 square foot warehouse distribution center and associated infrastructure. The 447.95-acre site is located on the north and south line of Richmond Henrico Turnpike, approximately 1,800 feet northeast of the intersection with Azalea Avenue, on part of parcels 795-749-4431, 796-745-8505, and 796-747-9944. The current zoning is O-3C, Office District (Conditional), M-1, Light Industrial District, B-2, Business District, M-2, General Industrial District, (These districts are pending rezoning to M-2C, General Industrial District (Conditional)), as well as C-1, Conservation District, and ASO, Airport Safety Overlay District. County water and sewer.
(Fairfield)

This plan of development is for construction of a 219,000 square foot, one story warehouse distribution center. The plan includes parking spaces for work vans and personal vehicles, loading docks, and associated infrastructure. It also proposes significant improvements to the Richmond Henrico Turnpike (RHT).

Two of the three parcels involved with the proposed development, 796-747-9944 and 795-749-4431 are north of RHT and contiguous, while the remaining parcel, 796-745-8505, is to the south of RHT.

The parcels to the north of RHT are largely undisturbed. The southern half of 796-747-9944 is cleared and the location of one of several sites containing parking spaces for the nearby Richmond International Raceway. The proposed improvements are largely on the southern portions of these parcels, including the redevelopment of the existing disturbed areas. Most of the northern portion of these two parcels are zoned C-1 (Conservation District) and will remain undisturbed, as they contain floodplains associated with Upham Brook. In addition to the improvements, the applicant will also request that the County vacate existing unimproved right-of-way associated with County Concept Road 85-1 on parcel 796-747-9944.

The parcel to the south of RHT, 796-745-8505, is largely cleared and is also one of several sites containing parking spaces for the nearby raceway. The applicant is proposing a stormwater management pond on a part of this parcel with this POD.

Calculations have been confirmed that determine the raceway will continue to meet its required parking ratio after the proposed overall development has been completed.

A conceptual landscape plan has been submitted that addresses the required buffer areas. The required plantings will be provided outside of easements and stormwater management ponds. The applicant has agreed to preserve a natural undisturbed buffer that is over 100' in width between the adjacent residential property on parcel 795-745-9597 and the proposed limits of disturbance. The applicant has also agreed to review the required buffers after sufficient sitework has been completed to evaluate the retained existing vegetation and install additional landscaping, as necessary.

The one-story, approximately 45' tall building is largely composed of tilt-up concrete wall panels with a textured coating in white or gray tones. There are some metal panels around the aluminum storefront finish of the office and associated area that will match the color scheme of the wall panels. Faux windows and other architectural features have been added to help soften the appearance of the building. The loading area at the southern end of the building will be screened from RHT with a combination of ornamental fencing and landscaping.

There will be three entrances to the site from RHT. The westernmost intersection will be signalized and is anticipated to contain most vehicular movements to and from the site. The other two entrances are designed as overflow access points to the site.

To date, staff has not received any inquiries about this proposed development.

As of the preparation of this agenda, rezoning case REZ2020-00032 which proposes to rezone the property from O-2C, M-1, B-2, M-1 and M-2 to M-2C, is pending consideration by the Board of Supervisors. The Planning Commission recommended approval of the case on October 15, 2020, and the case is scheduled to be heard at the November 10, 2020 Board of Supervisors public hearing. The Plan of Development is in compliance with the zoning and proffers as currently proposed with that case.

Should the Board of Supervisors approve the rezoning request, as proposed, at their November 10, 2020 public hearing, the staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. The right-of-way for widening of Richmond Henrico Turnpike 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 prior to approval of construction plans.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2020-00032 shall be incorporated in this approval.
32. 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.
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 owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
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. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
37. Evidence that the owners of parcels 795-745-6496, 795-745-9597, and 795-746-5940 have approved proposed improvements on their respective properties shall be provided prior to construction plan approval.
38. The vacation of the approximately 1.769-acre portion of County Concept Road 85-1, as shown on the plan of development, shall be completed prior to issuance of the Final Certificate of Occupancy.

(Staff Report by Tony Greulich)
(Applicant's Representative: W. David France)
(Applicable Rezoning Cases and PUPS: REZ2020-00032)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00406
Flagstop @ Old Pump –
2806 Old Pump Road

APPROVED BY
DIRECTOR ON
11/18/2020

Silvercore Land Development Consultants for Nester Properties, 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 demolish an existing 2 bay 1,800 square foot automatic carwash and build a one-story, single bay, 4,224 square foot automatic carwash. The 0.93-acre site is located on the west line of Old Pump Road, approximately 170 feet north of its intersection with Church Road, on parcel 739-755-3445. The zoning is B-3, Business District. County water and sewer.
(Three Chopt)

This proposed .93-acre redevelopment is located on unproffered B-3 zoned property that was originally developed as a single bay automatic car wash in 2003. In 2014, the owner came back to the Planning Commission to add another automatic bay. This plan in front of the Commission is to completely rebuild the site with a 4,224 square foot single bay automatic car wash with accessory vacuums.

The site was zoned B-3 in 1960 and is located adjacent to an area that was zoned R-4C in 1992 and became Timberlake subdivision. A 35-foot transitional buffer adjacent to the neighborhood was established with the first POD on the site, which will be retained. The neighbors have experienced spillover noise from equipment and patrons over the years. Staff was contacted by two neighbors who expressed this concern. Mr. Nester, the applicant, contacted these neighbors and explained his business model which limits hours of operation from 8am to 8pm, although 24-hour operation is permitted by right. He indicated vacuums will not be on when the business is not open, and 2 to 4 employees will always be on site to manage the facility. Mr. Nester has provided his direct phone number to the citizens that contacted the County, so that they may contact him directly if they have any problems with the facility in the future once in operation.

Additionally, the applicant has agreed to supplement the existing 35-foot transitional buffer with additional evergreen screen trees to improve the buffer to the neighborhood.

The proposed building is constructed in deeper red brick veneer with tan EFIS cornice and tower features. There is a gray standing seam metal roof on the building and tower features. The mass of the car wash is broken by a concrete ledge cap 5 feet from grade and a brick shoulder course about 12 feet from grade and brick pilasters on the tower elements. The car dryer and other mechanical equipment will be located within the building unlike the current design.

The applicant has also included a lighting plan for review and approval. The plan proposes freestanding LED lighting fixtures mounted at twenty feet in height. Staff has requested house side shields as necessary to help control light spillover into the neighborhood. In addition to building mounted lights are provided above the entrances as required by building code.

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 owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
30. Outside storage shall not be permitted.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)
(Applicant's Representative: Steve King)
(Applicable Rezoning Cases and PUPS: N/A)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00413
Dominion Energy –
Innsbrook Technical Center –
5000 Dominion Boulevard

APPROVED BY
DIRECTOR ON
11/18/2020

Kimley-Horn and Associates for Dominion Energy: 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 two-story, 53,982 square foot laboratory addition. The 2.34 acre portion of the overall 63.29-acre site is located at the northern terminus of Dominion Boulevard, approximately 1,074 feet north of the intersection with Innslake Drive, on part of parcel 748-763-6189. The zoning is O-3C, Office District (Conditional) and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

This proposed development, located on proffered O-3C zoned property, is a laboratory addition to the western side of the existing Dominion Energy Center. The property is subject to the Innsbrook Redevelopment Overlay District Standards.

The applicant proposes a two-story 53,982 square foot addition containing a laboratory and mechanical storage. The proposed addition consists of primarily oversize modular red masonry units, and composite aluminum panels, insulated metal panels and ribbed metal panels in various shades of gray, with an aluminum canopy and parapet features to match the existing building.

Site lighting is included with the plan of development to be provided primarily by recessed building mounted fixtures not to exceed 20 feet in height as proffered, and bollard lighting. The

lighting will be positioned to minimize the impact to the surrounding residential properties to the north.

An access drive is added off the internal road at the entrance to this addition. A conceptual landscape plan is included for informational purposes.

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. Evidence of approval of architectural, engineering, and landscape architectural working drawings and specifications shall be obtained from the Innsbrook Architectural Review Committee, and provided to the Director of Planning prior to approval of construction plans.
30. The proffers approved as a part of zoning case C-53C-79, C-10C-84, and C-58C-90 shall be incorporated in this approval.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Cherie Wyatt)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: C-53C-79, C-10C-84, and C-58C-90)

PLAN OF DEVELOPMENT

POD2020-00414
W. W. Enroughty & Son,
Inc. - Shop Addition - 4500
Oakleys Lane

**APPROVED BY
DIRECTOR ON
11/18/2020**

Engineering Design Associates for APG Investments, 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 one-story, 11,250 square foot warehouse addition and a detached one-story, 5,000 square foot prefabricated clear span structure. The 7.35-acre site is located on the east side of Oakleys Lane at the intersection with Old Oakleys Lane, on parcel 819-720-1910. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

The applicant proposes a one-story building expansion and a detached structure for client product staging at an existing paint and finishing shop. The proposed attached expansion will be a continuation of the existing building in material and style, which includes a scored CMU base and vertical metal siding panels to match the existing building. The proposed steel clearspan structure will include a masonry base and a cover of polyethylene fabric that is 100% recyclable and has a 20-year warranty. This detached structure will provide additional screening and roof over materials

being staged before and after finishing processes that are to be performed within the main building. The clearspan structure shall not be used to perform any finishing work.

The existing site was previously approved for a contractor office warehouse with outdoor storage of materials. While the previously approved plans of development included partial screening of storage areas by means of a 7-foot board on board fence and some segments of chain link fence along the railroad right of way to the north, the current applicant proposes to enhance screening and security of the existing outdoor storage yard by extending an 8-foot board on board fence to encompass the entire yard.

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

29. The right-of-way for widening of Oakleys Lane 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 prior to approval of construction plans.
30. 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: Randy Hooker)

(Applicable Rezoning Cases and PUPS: N/A)

PLAN OF DEVELOPMENT, LIGHTING PLAN AND TRANSITIONAL BUFFER DEVIATION

POD2020-00415
Green Clean - Brook Road -
8201 Brook Road (U.S.
Route 1)

**APPROVED BY
DIRECTOR ON
11/18/2020**

Kimley-Horn and Associates for B.M. Stanton Foundation Trust and Green Clean, LLC: Request for approval of a plan of development, lighting plan and transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2(e)(3)(a) of the Henrico County Code, to construct a one-story, 3,490 square foot automatic car wash with vacuum stations. The transitional buffer deviation would authorize a reduction in the width of the 19-foot transitional buffer to 11-feet along a portion of the eastern property line near the entrance from E. Parham Road. The 1.98-acre site is located at the northeastern corner of the intersection of Brook and E. Parham Roads, on parcel 784-756-5766 and part of parcel 784-756-4368. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

This proposal is for the construction of a 3,490 square foot automatic car wash with vacuum centers. A request for a transitional buffer deviation is included with this proposal. The parcel was rezoned by the Board of Supervisors with case REZ2020-00022 on September 8, 2020. The site is

the location of an existing bank with multiple drive through lanes adjacent to the residential property. The proposed construction is largely within existing developed areas.

This proposed development will have two entrances: one to the south of the property off E. Parham Road, and to the west off Brook Road. The site is located adjacent to a residentially zoned property. An 8-foot fence located along the eastern property line, adjacent to the residentially zoned land was proffered, and reduces the transitional buffer width requirement to 19'. At the entrance to the property from E. Parham Road, it is necessary to transition the buffer width down so the driveway will meet the existing entrance location, as required by VDOT and the Traffic Engineer. The transitional buffer deviation would authorize a reduction in the width of the 19-foot transitional buffer to 11-feet along this portion of the eastern property line. A conceptual landscape plan has been included that depicts the buffer reduction and plantings. Staff has no objection to this request.

The exterior elevations illustrate a building consisting of light & dark grey Quick Brik, and Nichiha fiber cement siding in vintage dark wood.

Site lighting is included with the plan of development, and is to be provided primarily by LED fixtures and wall sconces, not to exceed 18 feet in height as proffered.

Staff recommends approval, including the transitional buffer deviation, 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 entrances and drainage facilities on Brook Road (U.S. Route 1) 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. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Brook Road (U.S. Route 1) and the north side of E. Parham Road.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2020-00022 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the 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 owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.

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

(Applicant's Representative: Carter Baum)

(Applicable Rezoning Cases and PUPS: REZ2020-00022)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00416
IHOP at Virginia Center
Commons - 10085 Brook
Road (U.S. Route 1)

**APPROVED BY
DIRECTOR ON
11/18/2020**

Kimley-Horn and Associates for NMS Glen Allen, 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 one-story, 4,600 square foot restaurant with drive-through facilities on an outparcel at the Virginia Center Commons Shopping Center. The 1.379-acre site is located east of Brook Road (U.S. Route 1), approximately 750 feet northeast of its intersection with JEB Stuart Parkway, on parcel 784-770-5520. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The proposal would authorize development of a restaurant within the existing Virginia Center Commons shopping center.

The proposed building consists of beige and tan EIFS, a tan stone base, and a metal roof in the color "IHOP" blue. A dark stained wood plank frame provides accents on the front of the building facing east. The building is 26.5 feet in height. An outdoor patio is proposed for outdoor dining. A pickup window is proposed along the west side of the building to allow drivers to retrieve online orders. The Traffic Division of Public Works finds the pickup window acceptable.

A lighting plan is included with pole mounted concealed source LED fixtures demonstrating adequate lighting levels. The fixtures will be mounted at 20' feet in height. Peripheral parking lot landscaping will be provided adjacent to neighboring parcels. Additionally, pedestrian connections via a sidewalk 5' feet in width are provided to adjacent parcels.

Staff recommends approval subject to the annotations on the plan, 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-3 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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-113C-88 shall be incorporated in this approval.
34. 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.
35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
36. 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.
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 Spencer Norman)
(Applicant's Representative: David Ellington)
(Applicable Rezoning Cases and PUPS: C-113C-88)