

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
April 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
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

TRANSFER OF APPROVAL

POD-29-07
POD2020-00131
T-Mobile Call Center @ The Shops at White Oak Village (Formerly Sam's Club @ White Oak Village) – 4571 South Laburnum Avenue

**APPROVED BY
DIRECTOR ON 4/28/2020**

VP Construction & Development Aston Properties and Timmons Group for AC Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest City Commercial Group to AC Richmond, LLC. The 16.39-acre site is located approximately 200 feet north of Audubon Drive, and approximately 850 feet east of Laburnum Avenue in The Shops at White Oak Village Shopping Center, on parcel 816-717-3498. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant will correct the deficiencies as identified in staff's inspection report dated March 23, 2020, which include replacing missing landscaping and general maintenance of the internal parking lot landscape islands. The deficiencies will be addressed prior to an issuance of a Certificate of Occupancy for the building.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Lee Ann Gudorp)
(Applicable Rezoning Cases and PUPS: C-29C-06)**

TRANSFER OF APPROVAL

POD-15-80
POD2020-00068
Seven Hills Industrial Center (Formerly Datafold Forms, Incorporated) – 2840 Sprouse Drive

**APPROVED BY
DIRECTOR ON 4/28/2020**

Hirschler Fleischer for 2840 Sprouse Drive, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Acme Visible Records, Inc. to 2840 Sprouse Drive, LLC. The 10.24-acre site is located at the northeastern corner of the intersection at Sprouse Drive and Gorman Road, approximately 1,100 feet north of Seven Hills Boulevard, on parcel 818-706-4015. The zoning is M-1, Light Industrial District, M-2, General Industrial District, and ASO, Airport 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 inspection did not reveal any deficiencies, as stated in staff's report dated February 28, 2020.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)
(Applicant's Representative: R. Robert Benalcha)**

SUBDIVISION

SUB2020-00026
ReTreat at One (April 2020
Plan) – 8801 Telegraph Road

**APPROVED BY
DIRECTOR ON 4/28/2020**

Bay Companies, Inc. for Stanley Martin Companies, LLC; Siek Homes, LLC; Brian W. Barnes; Ball/Rivers, LLC; WT and Betty R. Guthrow; Edwin E. and Rosemary S. Bohannon; RCAPF, Inc.; Neal A Gonyo; Goodman Family Properties, LLC; and Abernathy Construction Company: The 67.056-acre site is proposed for a subdivision of 201 townhouses, reserved area for future development, and dedication of public right of way. The subject properties are located on the western line of Telegraph Road, approximately 150 feet south of its intersection with Georgia Avenue and on the eastern line of Telegraph Road at its intersection with Georgia Avenue, on parcels 784-759-7593, 785-760-8637, 785-760-2751, 784-760-9470, 784-760-1564, 785-761-1615, 785-760-6689, 785-760-0184, 784-760-9147, 785-760-2106, 785-759-0085, and 785-759-8052. The zoning is R-6C, General Residential District (Conditional) and B-3, Business District. County water and sewer. **(Fairfield) 201 Lots**

This reconsideration of this conditional subdivision proposes the subdivision for 201 townhouse dwellings, four reserved parcels for future condominiums, the dedication of Magellan Parkway, and one reserved parcel for future commercial development within the existing B-3 zoning on Brook Road (U.S. Route 1). The site was rezoned December 10, 2019 with REZ2019-00025 and the Planning Commission approved the conditional subdivision at its January 22, 2020 meeting. Since then, the developer now proposes townhome lots where condominium buildings were proposed on the east line of Telegraph Road at the southernmost corner of the site. Other than this change, the conditional plan is in substantial conformance with the proffered layout with REZ2019-00025.

The dwellings will be accessed with the dedication and construction of Magellan Parkway (Concept Road 143). Dedication of Magellan Parkway from the eastern line of Brook Road (U.S. Route 1) to the western line of Telegraph Road will provide access to the B-3 zoned lot and two of the reserved condominium parcels. Dedication of right-of-way for Magellan Parkway east of Telegraph Road to I-95 will provide access for the townhouse lots and two condominium parcels. The conditional subdivision plan also provides right-of-way dedication as required by the Public Works Traffic Division for widening along both sides of Telegraph Road and the east line of Brook Road (U.S. Route 1).

The plan of development (POD) will contain additional details such as drainage plans, parking layouts and sidewalks, and architectural elevations. The proposed condominiums and B-3 zoned parcel development will also require POD review at a later date as development sections are submitted.

The staff recommends approval of the conditional subdivision subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional conditions:

15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.

16. The proffers approved as part of zoning case REZ2019-00025 shall be incorporated in this approval.
17. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
18. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.

(Staff Report by Christina Goggin)

(Applicant's Representative: Josh Krolewski)

(Applicable Rezoning Cases and PUPS: REZ2019-00025)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00066
 ReTreat at One Section 1 –
 9009 Brook Road

**APPROVED BY
 DIRECTOR ON 4/28/2020**

Bay Companies, Inc. for SM Richmond, LLC, Ball/Rivers, LLC; Goodman Family Properties, LLC; Siek Homes, LLC; RCAPF, Inc.; Neal A. Gonyo; Edwin E. and Rosemary Bohannon; Abernathy Construction Company and WT and Betty R. Guthrow: 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 64 four-story condominiums and 48 three-story residential townhouse units for sale. The 48.9-acre site is located on the western line of Telegraph Road, approximately 150 feet south of its intersection with Georgia Avenue and the eastern line of Telegraph Road, approximately 500 feet south of its intersection with Georgia Avenue, on parcels 785-759-8052, 784-760-9147, 784-760-9470, 785-760-6689, 785-760-8637, 785-760-2751, 785-760-2106, 785-759-0085, 784-759-7593, and 784-760-1564. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Fairfield)**

This plan of development consists of 64 four-story attached condominium units separated into four blocks and 48 townhouse units for sale for a total of 112 units. The site was rezoned by the Board of Supervisors with case REZ2019-00025 at its December 10, 2019 meeting.

The layout is in substantial conformance with the proffered layout and the unit plans for both the condominiums and townhomes in the staff plans match the proffered elevations. The condominiums are located along the southern line of proposed Magellan Parkway and the townhomes are located along the east side of Telegraph Road and south of the condominiums along Magellan Parkway. There are proffered sidewalks on Telegraph Road and a 10-foot multimodal path along Magellan Parkway, as well as sidewalks in front of the units within the development. There is a proffered 15-foot wide buffer to be planted at a 25-foot transitional planting along Magellan Road, Telegraph Road, and the along the project's southeastern property line. The layout also offers the proffered active/passive amenity areas including a club house, tot lot and splash pad. The details of the improvements will be included in the construction plan prior to signature.

The condominiums are unit over unit style, where levels one and two contain one unit and parking for both units, and levels three and four contain the second unit. The townhomes are three stories, and a one-car garage is provided by each unit along with lot parking.

Per proffers, an average of 35% of the exterior portions of the front building wall surfaces will consist of brick, stone, or stone veneer.

The proposed lighting plan consists of six-foot tall pole lights at the front porch for the townhouses and wall mounted lights at the front doors of the condominiums. These lights are hardwired and on a photo cell to operate dawn to dusk. Additionally, the condominiums have lighting at the back of the units where the garage doors are located. Freestanding concealed source LED lights on 14-foot tall poles are in the common areas by parking lots and mail kiosks. Staff has requested that the applicant add additional lighting for the pedestrian sidewalks along Telegraph Road and Magellan Parkway.

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 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 ReTreat at One shall be recorded before any building permits are issued.
32. The right-of-way for widening of Telegraph Road as shown on approved plans shall be included with the subdivision plat for ReTreat at One and dedicated to the County prior to any building permits being issued.
33. The right-of-way for widening of Brook Road (U.S. Route 1) as shown on approved plans shall be dedicated to VDOT prior to recordation of the subdivision plat for ReTreat at One. 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.
34. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
35. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of Brook Road (U.S. Route 1).
36. A concrete sidewalk meeting County standards shall be provided along the eastern and western lines of Telegraph Road and along the northern and southern lines of Magellan Parkway.
37. The proffers approved as a part of zoning case REZ2019-00025 shall be incorporated in this approval.
38. 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.

39. 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.
40. 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.
41. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
42. 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.
43. Phaups Lane shall be quit-claimed prior to redecoration of any plats.

(Staff Report by Christina Goggin)

(Applicant's Representative: Josh Krolewski)

(Applicable Rezoning Cases and PUPS: REZ2019-00025)

SUBDIVISION

SUB2020-00025
Goodloe Acres (April 2020
Plan) – 5302 Lucas Road

**APPROVED BY
DIRECTOR ON 4/28/2020**

Youngblood, Tyler, and Associates for Alwyn Goodloe: The 2.69-acre site proposed for 8 lots is located on the northeastern line of Lucas Road, approximately 150 feet from the intersection of Lucas Road and Staples Mill Road on parcels 769-756-3134, 769-756-2948, 769-756-2457, and 769-756-0954. This request also includes a 15-foot exception from the additional 35-foot MTP front setback for lots adjacent to a major collector for lots 7 and 8. The zoning is R-3, General Residential District. County water and sewer. **(Brookland) 8 Lots**

This subdivision request for 8 lots includes a request to reduce a required increased setback along Staples Mill Road. This request is for a 15-foot exception to the required 35-foot additional major thoroughfare plan front yard setback. The Henrico County Code requires increased setbacks to be provided along certain major thoroughfare plan roads with projected rights-of-way of 60 feet or greater. The standard 40-foot front setback is increased by 35 feet for a total of 75 feet for the two lots fronting along Staples Mill Road. The applicant has requested a reduction of the required setback to accommodate the minimum buildable area needed on the lots. If approved, this exception would allow the increased building setback on these residential lots to be reduced from 75 feet to 60 feet along Staples Mill Road.

To mitigate any detrimental effect of the reduced setback, the applicant has proposed a 15-foot wide landscape strip along Staples Mill Road. The landscape strip aligns Lots 7 and 8 and will include a berm and be planted with trees and shrubs, to provide a visually cohesive streetscape.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

13. Each lot shall contain at least 11,000 square feet.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
15. Prior to preparing the recordation plat, the engineer or surveyor shall furnish the Planning Staff a plan showing a dwelling situated on Lots 7 and 8 to determine if the lot design is adequate to meet the requirements of Chapter 24 of the Henrico County Code.
16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
17. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

(Staff Report by Cherie Wyatt)
(Applicant's Representative: Drew Ward)