

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 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-16-00
POD2019-00335 &
POD2019-00336
One Colonial Place Office
Complex at Virginia Center –
10561 and 10571 Telegraph
Road

**APPROVED BY
DIRECTOR ON 5/27/2020**

Colliers International Asset Services, Inc. for MMO, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Westcore Colonial Place, LLC to MMO, LLC et al. The 17.65-acre site is located on the east line of Telegraph Road, approximately 300 feet north of Jeb Stuart Parkway, on parcels 786-770-7915, 786-770-4008, 786-770-6653, and 787-769-0591. The zoning is B-3C, Business District (Conditional) and O-3C, Office 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 20, 2019, including pavement maintenance and installation of landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)

(Applicant's Representative: Michael James)

(Applicable Rezoning Cases and PUPS: C-113C-88, C-114C-88, C-116C-88, C-20C-80)

TRANSFER OF APPROVAL

POD-128-77
POD2020-00106
Newbridge Village
Apartments (Formerly
Newbridge Village) – 313
Newbridge Road

**APPROVED BY
DIRECTOR ON 5/27/2020**

Burlington Capital Properties for Newbridge Village Associates, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Newbridge Associates, LLC to Newbridge Village Associates, LP. The 12.03-acre site is located on two parcels divided by Newbridge Road, along the southern lines of Hawkes Lane and Yates Lane, on parcels 818-724-0028 and 818-724-4934. The zoning is R-5, General Residential District 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 new owner has acknowledged the deficiencies identified in staff's inspection report dated March 20, 2020. The new owner has agreed to address all deficiencies prior to approval of a Certificate of Occupancy for a proposed 322-square foot addition to the rental office/community center.

The new property owners are refinancing the property with a combination of FHA Bonds and VHDA Low-Income Housing Tax Credits (LIHTC). The new financing commits the new owner to rehabilitate the property. The new owner has agreed to spend approximately \$21,000 per unit to rehabilitate the property. The rehabilitation program will include both interior and exterior repairs, as well as improvements for handicapped accessibility. Building repairs will include renovation of kitchens and bathrooms, the addition of fire suppression equipment to all stoves, as well as, roof

and HVAC unit replacement. In addition to addressing site deficiencies, the owner will install approximately 190-feet of new sidewalk along Newbridge Road to provide a pedestrian connection to an existing crosswalk and will provide an additional 735-feet of fencing, along with other security improvements.

The site deficiency repairs will include asphalt repairs to the parking areas, repairs to damaged sidewalks and curb and gutter, correction of drainage deficiencies, replacement of missing trash enclosure gates, replacement of three missing trees and provision of landscape screening of HVAC units. All deficiencies will be addressed during the course of the rehabilitation. All building permits required to rehabilitate the property were issued on April 16, 2020. Rehabilitation of the property has already begun. The owner anticipates the work will be completed this fall. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report dated March 20, 2020 shall be corrected prior to approval of a Certificate of Occupancy for the addition to the rental office/community center pursuant to BLD 2020-0771.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Kevin Orth)

TRANSFER OF APPROVAL

POD-67-76
POD2019-00376
Gentlemen Barbershop &
Salon (Formerly Pizza Hut) –
8800 Landmark Road

Stanley Chung: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Jefan, LLC to Chung, LLC. The 0.75-acre site is located at the northwest corner of the intersection of East Parham Road and Landmark Road, on parcel 770-755-3468. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

APPROVED BY
DIRECTOR ON 5/27/2020

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 letter dated September 12, 2019, including removal of trash and debris, replacing a stop sign and stop bar, and replanting missing landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Spencer Norman)
(Applicant's Representative: Stanley Chung)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND MASTER PLAN

POD2020-00117
Dominion Boulevard
Apartments – Phase 1 and
Master Plan – 4359 Sadler
Road

**APPROVED BY
DIRECTOR ON 5/27/2020**

Townes Site Engineering for Robinson Development Group, Inc: Request for approval of a plan of development, lighting plan, and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three buildings in two phases. Phase 1 includes two buildings: a five-story, 413,200 square foot building with 436 apartment units, 15,000 square feet of commercial space, and a 456-space parking deck; and, a two-story, 13,000 square foot commercial building. The master plan includes a future Phase II mixed use building with apartment units, commercial space, and a parking deck. The 8.59-acre site is located on the west line of Dominion Boulevard, approximately 575 feet north of the intersection of Dominion Boulevard and Innslake Drive, on parcel 747-763-3334. The zoning is O-3C, Office District (Conditional), UMUC, Urban Mixed Use District (Conditional), and IO, Innsbrook Overlay District. County water and sewer. **(Three Chopt)**

This plan of development and master plan is to construct three buildings with associated infrastructure and improvements in two phases. Phase 1 includes Building A, a five-story, 413,200 square foot building with 436 apartment units, 15,000 square feet of commercial space, and a 456-space parking deck. In addition to the spaces in the parking deck, 142 surface parking spaces will also be constructed. Six of the apartment units are designed as live/work units with the commercial space toward the front of the unit and the residential portion toward the back. The existing private driveway connecting the Dominion Place Office Condominiums to Dominion Boulevard will also be used to provide a secondary point of access to this development.

At its maximum height, Building A is approximately 54 feet in height with a variety of flat roofs at varying heights. The exterior is largely comprised of a reddish brick veneer, white fiber-cement board and a metal wall panel system in two shades of silvery-gray. Around the main entrances and commercial areas, a sandstone color masonry wall with an aluminum storefront wall window system will be constructed.

The parking deck is approximately 35 feet in height with the taller, apartment building on either side of the deck. It will be constructed of brownish/tan, pre-cast concrete panels and large, open windows for ventilation. The ground floor windows will be screened with a black decorative metal railing.

Building C is a two-story, approximately 30 feet high, 13,000 square foot commercial building with a covered ground floor deck leading to an adjacent open patio. Most of the building is comprised of an aluminum storefront wall window system, with two different tones of grey brick veneer and metal wall panel system to complement the metal panels designed with Building A.

Phase 2 for Building B, is anticipated to consist of a mixed use building with apartment units, commercial space, a parking deck, surface parking and associated infrastructure. When the details for the building, including the architectural elevations and floor plans, are submitted, it will need to be submitted for POD review.

The proposed streetscape, including conceptual landscaping, hardscape and site lighting conform to the UMU code requirements and the Innsbrook Mixed Use District Urban Design Guidelines. All proposed ornamental pole mounted light fixtures, including those proposed for the top floor of the parking deck, will have a mounted height of 14 feet. The exact details will be finalized during the construction plan and landscape plan reviews.

A portion of the existing surface parking for the adjacent Wells Fargo Service Center to the south will be relocated from its current location on the subject parcel to an undeveloped portion of the Wells Fargo parcel as part of the Phase 1 construction.

The proposed plan is generally consistent with the schematic master plan submitted with rezoning case REZ2019-00018, Provisional Use Permit case PUP2019-00008 and the proffered Design Guidelines. Along the southern extent of the property, approximately 1.073 acres is zoned O-3C as this sliver was not included with the original rezoning case. It is currently under rezoning consideration with REZ2020-00020 and PUP2020-00006 to incorporate this land into the original proffers, conditions and Guidelines requirements.

The Innsbrook Architectural Review Committee reviewed and approved the submitted site plans and architectural drawings.

The 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. The right-of-way for widening of Dominion Boulevard as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
31. The proffers approved as a part of zoning cases REZ2019-00018, PUP2019-00008, C-23C-96, C-13C-89, C-63C-86, and C-10C-84 shall be incorporated in this approval.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.

34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. Approval of architectural, engineering, and landscape architectural working drawings and specifications shall be obtained from the Innsbrook Architectural Review Committee prior to commencement of any construction.
36. Proposed restrictive covenants shall be submitted to the Department of Planning for review and approval as to form satisfactory to the County Attorney prior to construction plan approval and they shall be recorded prior to building permit approval.
37. Evidence of an approved right-of-way maintenance agreement with the Department of Public Works for the proposed streetscapes (multi-use path, brick pavers landscaping, etc.) in the right-of-way must be submitted to the Department of Planning prior to issuance of a certificate of occupancy for this development.

(Staff Report by Tony Greulich)

(Applicant's Representative:)

(Applicable Rezoning Cases and PUPS: REZ2019-00018, PUP2019-00008, C-23C-96, C-13C-89, C-63C-86, and C-10C-84)

PLAN OF DEVELOPMENT

POD2020-00183
 Castleton Section 7 –
 Macallan Parkway

**APPROVED BY
 DIRECTOR ON 5/27/2020**

Townes Site Engineering for Ross Run, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 81 detached dwellings for sale with zero lot lines. The 40.2-acre site is located on the southwestern intersection of Darbytown Road and Macallan Parkway, approximately 2000 feet south along Macallan Parkway, on parcel 824-694-2155 and part of parcel 824-693-0717. The zoning is R-5AC, General Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This POD proposes the construction of 81 zero lot line dwellings for Section 7 of Castleton Subdivision. The site was rezoned July 14, 2015 and the Planning Commission granted conditional subdivision approval March 23, 2016 for 325 lots. Section 3 was the first zero lot line development recorded in this subdivision. The Planning Commission subsequently granted POD approval for Section 5 on September 16, 2018. That section's infrastructure is currently under construction and close to recordation. Both of these sections are southwest of this section currently under review.

During conditional plan review and approval, the Planning Commission granted approval to 8 double frontage lots fronting on Versailles Court, with a proffered 20 foot no ingress/egress easement and landscaped buffer along Macallan Parkway. The proffers also require 2.5-inch caliper street trees to be provided every 50 feet along the new public roads within the subdivision and one - 2.5-inch caliper tree in the front yards. Sidewalks/bike paths a minimum width of 4 feet

along one side of the major thoroughfare roads are provided within the project, and streetlights will also be installed every 160 feet.

The architectural elevations submitted by the applicant comply with the proffers, with brick or cultured stone crawl foundations, and the primary building materials including brick, cultured stone, stone veneer, cementitious siding, vinyl or a combination thereof. Each home shall have an attached 1 or 2 car garage with architectural detailing on them. Each house is proffered to be a minimum finished floor area of 1,800 square feet with at least 55% of the homes having a finish floor area of 2,200 square feet or above.

There are proffered amenities that have been constructed such as two pools, a fitness center, a children's play area and a club house. Two tennis courts will be constructed by the 500th Certificate of Occupancy for the subdivision.

The staff recommends approval subject to the annotations on the plans, the standard conditions for zero lot line developments, and the following additional conditions:

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Castleton Section 7 shall be recorded before any building permits are issued.
35. 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.
36. A 20-foot planting strip to preclude ingress or egress along the west side of Macallan Parkway and a 25-foot planting strip along the south side of Darbytown Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
37. The proffers approved as a part of zoning case REZ2014-00016 shall be incorporated in this approval.
38. The existing drainage and temporary construction easements in conflict with the buildable area on Block K, Lots 28 and 39 shall be quitclaimed prior to the recordation of the subdivision plat for these lots.

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. 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.
41. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Christina Goggin)

(Applicant's Representative: Tony Caruso)

(Applicable Rezoning Cases and PUPS: REZ2014-00016)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00185

Starbucks at Gayton Crossing
Shopping Center – 9700
Gayton Road

Kimley-Horn and Associates for New Market Gayton, 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, 2,500 square foot restaurant building with drive through facilities in an existing shopping center. The 0.47-acre portion of the 15.6-acre overall site is located on the western line of Gaskins Road, approximately 400 feet north of its intersection with Gayton Road, on part of parcel 746-745-0311. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

**APPROVED BY
DIRECTOR ON 5/27/2020**

The applicant proposes to construct an outparcel in the established Gayton Crossing Shopping Center. A proffer amendment for the property was recently approved by the Board of Supervisors in February 2020 to permit drive through service associated with the specialty coffee restaurant. A provisional use permit was approved at the same meeting to allow extended hours of 5:30 a.m. to 12:00 a.m.

The building is proposed in finishes of red brick, Navajo beige cementitious siding, and brown shingled roof. These finishes were chosen for compatibility with the surrounding shopping center. Revised elevations included in the annotated staff plan incorporate Colonial architectural features, consistent with the shopping center, and as proffered.

Site lighting is included with the plan of development to be provided primarily by new LED concealed source light fixtures mounted on existing light poles, which are currently at 30 feet. One additional light pole and a building mounted fixture will supplement those lighting sources, and those are proposed at 20- and 16-foot mounting heights, respectively.

A conceptual landscape plan is included for informational purposes. The applicant agrees to provide supplemental landscaping to achieve perimeter and streetscape plantings required.

Staff recommends approval subject to the annotations on the plans, the standard conditions for shopping centers, 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 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 REZ2020-00002, PUP2020-00001, C-2C-87, and C-82C-78 shall be incorporated in this approval.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive through facilities, the owner/occupant shall close the drive through facilities until a solution can be designed to prevent traffic backup.
35. 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.
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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Ryan Perkins)

(Applicable Rezoning Cases and PUPS: REZ2020-00002, PUP2020-00001, C-2C-87, and C-82C-78)

PLAN OF DEVELOPMENT

POD2020-00187

LaQuinta Hotel at 6531 West
Broad Street

**APPROVED BY
DIRECTOR ON 5/27/2020**

Sekiv Solutions for 6531 W. Broad Street and North-South Construction: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to re-furbish an existing 6-story, 95 room hotel to accommodate an additional 5 hotel rooms for a total of 100 rooms within an existing hotel on a portion of the existing overall site. The 2.25-acre site is located on the west side of West Broad Street (U.S. Route 250), approximately 900 feet south of the intersection of West Broad Street and Forest Avenue, on parcel 767-743-7902. The zoning is B-3, Business District, B-2 Business District and R-6 General Residence District. County water and sewer. **(Tuckahoe)**

This plan of development is to re-furbish an existing 6-story, 95 room hotel to accommodate an additional 5 hotel rooms for a total of 100 rooms within an existing hotel on a portion of the existing overall site.

The site was previously the location of two hotels, connected by an interior walkway, and a restaurant with associated parking. The original 5-story hotel and restaurant was approved by the Planning Commission in 1973 and a 6-story hotel addition with a covered drop-off, was approved by the Planning Commission in 1978. The original 5-story hotel and the restaurant are currently under demolition, with the 6-story addition, driveways, underground infrastructure and the existing surface parking in the rear to remain. Thirteen parking spaces and a new dumpster corral are to be constructed adjacent to the remaining hotel. The former hotel, restaurant and their associated parking will become pad ready sites.

While future development of these pad ready sites is anticipated, details have not been provided at this time. The review and approval process for the future development will be determined once the plans are filed.

The existing 6-story building is largely composed of stone panels and EIFS in white, grey and brown tones, ribbed block and aluminum framed windows.

There are two existing entrances onto the site to remain, an entrance off West Broad Street (U.S. Route 250), and a gated entrance for emergency access only, to Betty Lane west of the site.

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 West Broad Street (U.S. Route 250) 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. 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.

31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the west side of West Broad Street (U.S. Route 250).
33. Details for the gate and locking device at the emergency access road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Tony Greulich)
(Applicant's Representative: Stuart Little)

SUBDIVISION

SUB2020-00038
Lakeside Landing (May 2020
Plan) – 5616 Brook Road

APPROVED BY
DIRECTOR ON 5/27/2020

Bay Companies, Inc. for Roth Jackson and SM Richmond, LLC: The 11.82-acre site proposed for 52 residential townhouses for sale is located on the west line of Brook Road (U.S. Route 1), approximately 700 feet west of the intersection of Brook Road (U.S. Route 1) and Brook Run Drive (private), on parcels 783-747-8300 and 784-746-3173. The zoning is R-6C General Residence District (Conditional). County water and sewer.
(Fairfield) 52 Lots

This conditional subdivision for Lakeside Landing consists of 52 townhouse units for sale. The proposed development was recently rezoned by the Board of Supervisors with case REZ2019-00036 at its April 14, 2020 meeting.

The layout is in substantial conformance with the proffered layout. Six of the townhomes are located directly to the west of the shopping center's rear drive aisle and the remaining 46 units are located to west of the Virginia Power easement located behind the shopping center and its access drive aisles. The 6-unit townhome block is proffered to be buffered from the shopping center with a 35' transitional buffer and 6-foot fence. The remaining townhouses will be separated with a continuous evergreen tree landscape strip between the townhouse parking lot and the Virginia Power easement and shopping center.

The Plan of Development (POD) will return for review, and will contain additional details such as drainage plans, parking and sidewalk layouts, architectural elevations, and additional information on the buffers.

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

15. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
16. Prior to requesting recordation, the developer must furnish a letter from Dominion Energy, stating that this proposed development does not conflict with its facilities.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning case REZ2019-00036 shall be incorporated in this approval.
19. 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.
20. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: REZ2019-00036)