

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 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-30-98
POD2020-00308
Apex at 5020 Sadler Place

**APPROVED BY
DIRECTOR ON 9/23/2020**

Williams Mullen for The Runnymede Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from 5020 Associates, LLC and R.L. Stanfield to The Runnymede Corporation. The 2.697-acre site is located on the north line of Sadler Place, on the west line of Cox Road, and the south line of Nuckols Road, on parcel 750-766-8495. The zoning is O-2C, Office District (Conditional), O-3C, Office District (Conditional), and IO, Innsbrook Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. No deficiencies were identified in staff's inspection on July 22, 2020.

The staff recommends approval of this transfer request.

(Staff Report by Salim Chishti)
(Applicant's Representative: Alex E. Castellano)
(Applicable Rezoning Cases and PUPS: C-77C-87 and C-99C-88)

TRANSFER OF APPROVAL

POD-106-85
POD2020-00309
Apex Building – 4400 Cox
Road

**APPROVED BY
DIRECTOR ON 9/23/2020**

Williams Mullen for The Runnymede Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Innsbrook Corporation and Rowe Development Corporation to The Runnymede Corporation. The 4.23-acre site is located on the southwest corner of Cox Road and Waterfront Place, approximately 3,230 feet south of Nuckols Road, on parcel 749-763-8998. The zoning is O-3C, Office District (Conditional), C-1, Conservation District, and IO, Innsbrook Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. No deficiencies were identified in staff's inspection on July 22, 2020.

The staff recommends approval of this transfer request.

(Staff Report by Salim Chishti)
(Applicant's Representative: Alex E. Castellano)
(Applicable Rezoning Cases and PUPS: C-53C-79)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00259
WestGate Square – 12401
West Broad Street (U.S.
Route 250)

**APPROVED BY
DIRECTOR ON 9/23/2020**

Bay Companies, Inc. for Schafstedde Properties, ME Nuckols, LLC, and Stanley Martin Companies, 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 30 three-story residential townhomes for sale and 11 four-story residential condominium buildings, totaling 164 units. The 26.0 -acre site is located on the southern line of West Broad Street (U.S. Route 250) at its intersection with Bon Secours Parkway, approximately 1,200 feet west of Vinery Avenue, on parcel 730-765-6508 and part of parcel 730-764-7550. The zoning is B-2C, Business District (Conditional), R-6C, General Residence District (Conditional), UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant proposes the residential phase of development at the western edge of the County's West Broad Street frontage. The overall site was recently rezoned from A-1 Agricultural District to B-2C Business District (Conditional), and R-6C (Conditional) as approved with proffered conditions of zoning case REZ2020-00009 by the Board of Supervisors in April 2020.

The proposed residential phase currently under consideration will include the 194 residential dwelling units permitted by proffered density. This is comprised of 30 three-story residential townhomes for sale and 11 four-story residential condominium buildings with 164 units. The buildings are proposed to be finished in a combination of brick and cementitious siding. Residential units are proffered to have a minimum finished floor area of 1,350 square feet. The units proposed exceed the minimum size requirement, averaging 2,300 square feet of finished floor area.

Site improvements with this phase will include construction of road improvements along West Broad Street to account for development of both the residential and future commercial development. A central park area is included in the layout, consistent with the proffered concept plan.

Site lighting is provided by LED concealed source light fixtures of residential scale and design. The fixtures will be mounted no higher than 14 feet above grade, and lighting of the sidewalk along West Broad Street is included.

The landscape plan will return after construction plan approval for subsequent landscape plan review and approval by the Planning Commission.

In finding the plan of development in compliance with all applicable code and proffered conditions, staff recommends approval subject to the annotations on the plans, standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

- 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 Westgate Square Section 1 shall be recorded before any building permits are issued.
32. A plat for the widening of West Broad Street (U.S. Route 250) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.
33. 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.
34. 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 Director of Public Works prior to any occupancy permits being 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 concrete sidewalk meeting VDOT standards shall be provided along the south side of West Broad Street (U.S. Route 250).
37. The proffers approved as a part of zoning case REZ2020-00009, PUP2020-00005, REZ2014-00009, and PUP2014-00006 shall be incorporated in this approval.
38. 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.
39. 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.
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 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.

42. 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 Aimee Crady)

(Applicant’s Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: REZ2020-00009, PUP2020-00005, REZ2014-00009, and PUP2014-00006)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00319

Lakeside Landing Section 2 -
5616 Brook Road (U.S.
Route 1)

**APPROVED BY
DIRECTOR ON 9/23/2020**

The Bay Companies for Stanley Martin Companies, 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 52 three-story residential townhouse units for sale. The 11.82-acre site is located on the north line of Brook Run Drive (private), 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)**

This Plan of Development for Lakeside Landing consists of 52 townhouse units for sale. The 11.82 acre site was rezoned by the Board of Supervisors with case REZ2019-00036 at its April 14, 2020 meeting. The conditional subdivision, SUB2020-00038, was approved by the Director of Planning, acting as agent for 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, on May 27, 2020.

The layout is in substantial conformance with the proffered and conditional layouts. Seven of the townhomes are located directly to the west of the shopping center’s rear drive aisle and the remaining 45 units are located to west of the Virginia Power easement located behind the shopping center and its access drive aisles. The 7-unit townhome block is proffered to be buffered from the shopping center with 35’ transitional buffer plantings and a 6-foot fence. The remaining townhouses will be separated with a continual evergreen tree landscape strip between the townhouse parking lot and the Virginia Power easement and shopping center.

The plan includes a walking trail within the community and connecting to the Lakeside Community Trail, subdivision identification signs and individual refuse service, as proffered. The proffers also limit the hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment, to the hours between 7:00 a.m. and 7:00 p.m. Monday through Saturday, with signs posted in English and Spanish.

Parking is provided at the rate of 2.25 parking spaces per unit, as required. The proposed units are 20 feet wide and the project provides 3 sets of elevations and floor plans to fit the topography of the site. Block E has a basement accessible from the interior of the unit with 2 stories above ground

level. Blocks A through D and Block F provide a walk out basement in the rear of the unit, with 2 stories above the average finished grade. Block G is a 3-story unit with a rear entry garage. Blocks A through F do not have garages but utilize lot parking.

A lighting plan was also submitted for review and approval with the POD. The freestanding lights within the parking lot are 14 feet tall with concealed source fixtures. There are hardwired lights that will be on dusk to dawn, on 7-foot poles located at the edge of sidewalk in the front yard of each unit.

The staff recommends conditional 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 Lakeside Landing Section 2 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 case REZ2019-00036 shall be incorporated in this approval.
34. 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.
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.
37. 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: Joe Faudale)

(Applicable Rezoning Cases and PUPS: REZ2019-00036)

PLAN OF DEVELOPMENT, LIGHTING PLAN AND TRANSITIONAL BUFFER DEVIATION

POD2020-00357
7-Eleven at 4810 Nine Mile
Road (State Route 33)

**APPROVED BY
DIRECTOR ON 9/23/2020**

Kimley- Horn for The Patrick Group, LLC and Rebkee: 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, 4,650 square foot convenience store with 8 fuel pumps. The transitional buffer deviation would authorize a 1.7 foot reduction in the 35-foot transitional buffer along the northern property line. The 1.42-acre site is located on the northwest corner of the intersection of Nine Mile Road (State Route 33) and Kenway Avenue, on part of parcel 811-724-0422. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposed redevelopment of a 1.42-acre site for a convenience store with fuel pumps is located on unproffered B-3 zoned property, on a portion of a closed car dealership property consisting of 5.59 acres. It proposes shared entrances for this development from Kenway Avenue and Nine Mile Road (State Route 33) and anticipates future development of the 4.17-acre residual property.

The site was zoned B-3 in 1960 and is located adjacent to an area that was zoned Residential at the same time. The applicant is requesting a 2-foot transitional buffer deviation from the required 35' transitional buffer along the northwestern property line. The 2-foot encroachment is approximately 80-feet long at the Kenway Avenue entrance and driveway. An 8-foot fence is permitted by the zoning ordinance as a by-right transitional buffer deviation. The applicant is providing an 8-foot stone/brickcrete fence to reduce the buffer 2 times the fence height, (16 feet) to a required 19-foot buffer. The applicant is also providing 17 feet of planting area which leaves a 2-foot deficit in the required buffer width. Currently there is no buffer between the business and residential zoning. Staff has no objection to the deviation request.

The developer has worked with Public Works Traffic Division and VDOT so the development will provide the proper amount of right-of-way dedication, interior access spacing, entrance locations and a sidewalk along Nine Mile Road (State Route 33) and Kenway Avenue.

The proposed retail building is constructed in 2 tones of fiber cement panels, darker buff with a beige knee wall and accent band near the top of the building. EFIS architectural panel/ parapets in red and beige are on all 4 sides of the building. The architectural panels on the side of the store have spandrel glass windows and the rear panel has a spandrel glass door to break up the massing. The roof mounted HVAC will be screened by the building parapet per the submitted elevations. 7-11 indicates that this is new store prototype.

Staff has requested, but the applicant has yet to verify, that they will provide brick the gas canopy columns 8-feet in height minimum. They are also proposing to place the CO2 tanks for the interior operations on the exterior western side of the building. Staff has requested additional information concerning the proposed screening of this operational equipment and is recommending a wing wall be provided of the building material with an opaque gate.

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 in addition to building mounted lights above the entrances to the buildings and on the front, side and rear. The gas canopy lights are recessed into the canopy and are a flush mounted fixture.

The applicant has indicated their willingness to work with the Police Department in implementation of a security plan for the site for crime prevention and Police has recommended approval of the project.

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. Bulk storage of fuel shall be underground.
30. A plat for the widening of Nine Mile Road (State Route 33) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.
31. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
32. 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 Director of Public Works prior to any occupancy permits being issued.
33. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Nine Mile Road (State Route 33) and a concrete sidewalk meeting County standards shall be provided along the east side of Kenway Avenue.
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.
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. 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.
38. 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: Carter Baum)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00358
Ryder Used Vehicle Sales at
4400 West Broad Street
(U.S. Route 250)

**APPROVED BY
DIRECTOR ON 9/23/2020**

Kimley-Horn for Mark T. Motley: 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 720 square foot sales office building and parking lot, connecting to a proposed parking lot to be constructed in the adjacent City of Richmond. The 4.98-acre Henrico County portion of the overall 5.75-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 1,200 feet east of its intersection with Westwood Avenue, on parcels 776-735-8125 and 777-735-0170. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The proposal would authorize development of a used vehicle sales lot and sales office building on two parcels along West Broad Street. The sales office and a part of the parking lot will be located in the County. The portion immediately adjacent to West Broad Street is located in the City of Richmond and will contain additional parking.

The proposed building is a modular office building with dark gray smart panel siding and a gray CMU base. The building is 12' feet in height and will include red and black accent and trim pieces. Stairs and ADA accessible ramp constructed of gray CMU will be provided.

A lighting plan is included with pole mounted concealed source LED fixtures demonstrating adequate lighting levels. The fixtures will be mounted at 25' feet in height. Peripheral parking lot landscaping will be provided adjacent to neighboring parcels. Interior parking lot landscaping is also provided in landscape islands throughout the site. A six-foot high black aluminum fence is proposed along the front portion of the site facing West Broad Street. A black vinyl coated chain link fence six feet in height surrounds the parking lot on all other sides.

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. Outside storage shall not be permitted.
30. 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.
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.
32. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
 33. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Spencer Norman)
(Applicant's Representative: Mark Boyd)

LANDSCAPE PLAN

POD2019-00552
The Glens at Scott Place
Section 1 – 951 Scott Road

APPROVED BY
DIRECTOR ON 9/23/2020

Koontz Bryant Johnson Williams for Scott Place Developers, 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 8.08-acre site is located on the south line of Scott Road and the east side of Brockton Street (unimproved), on parcel 785-757-8343. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

The landscape plan provides a 50-foot forested tree save buffer along the east line of Brockton Street (unimproved), except where the buffer is crossed by a perpendicular sanitary sewer easement. Additionally, a 6-foot high white vinyl fence is located along the interior edge (project side) of the buffer.

The plan also provides a 25-foot landscape buffer where both Sections 1 & 2 abut the south line of Scott Road. Within the buffer, a four-foot high decorative metal picket fence is provided, having a wrought iron appearance, and four-foot high stacked stone columns fifty (50) feet on center. In addition, the plan provides an entrance sign mounted on a decorative stacked stone base, located at the main entrance from Scott Road at Scott Place.

In addition to foundation landscaping provided on each lot, the plan provides sodded and irrigated front and side yards, as well as a tree in the front yard of every other lot, and several trees between blocks of lots.

The plan also provides interior parking area landscaping and perimeter landscaping around the stormwater management (SWM) basin, except where maintenance access is required. The code requires a minimum 10-year tree canopy of 15%, and the plan provides a 10-year tree canopy of 33%.

The proposed landscape plan satisfies all applicable requirements of the zoning code and the proffers. Other than providing significantly more landscaping around the perimeter of the SWM basin, the proposed landscape plan is substantially consistent with the schematic landscape plan presented to the Planning Commission at the time of the Plan of Development approval.

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

(Staff Report by Mike Kennedy)
(Applicant's Representative: Gary Scottow)
(Applicable Rezoning Cases and PUPS: REZ2016-00024)