

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 2021

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
Rob Peterman, GIS Specialist
Jordanka Kida, Office Assistant

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2020-00026 ReTreat at One (April 2020 Plan) APPROVED	256	102	0	Fairfield	July 1, 2022

TRANSFER OF APPROVAL

POD2013-00107 (pt)
POD2021-00052
Bakers Mill Building –
Lumber Liquidators HQ
Office (Formerly Libbie Mill
Phase 1B – part) - 4901
Bakers Mill Lane

John A. Wright for Waverton IMP-2, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from LM Retail, LLC to Waverton IMP-2, LLC. The 1.765-acre site is located on the west line of Staples Mill Road (U.S. Route 33) and the north line of Libbie Lake South Street (private), on parcel 774-739-5672. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

**APPROVED BY
DIRECTOR ON 4/28/2021**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. At the time of inspection, no deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)

(Applicant's Representative: John A. Wright)

(Applicable Rezoning Cases and PUPS: REZ2018-00044, PUP2018-00016, REZ2015-00018, and PUP2015-00006)

PLAN OF DEVELOPMENT

POD2021-00061
Glover Park Phase II Master
Plan Expansion – 11145
Greenwood Road

CHA Companies for County of Henrico Division of Recreation and Parks: Request for approval of a revised master plan of development, as required by Chapter 24, Section 24-11(b) and 24-106 of the Henrico County Code, to incorporate additional county-owned property totaling 2.438 acres into the previously approved park master plan area. The overall 202.57-acre site is located on the northeast line of Greenwood Road, the northwest line of Bent Pine Road, the west line of Winfrey Road, the terminus of Branch Road, and on the north and south lines of future Woodman Road Extended, on parcels 774-771-7084, 775-771-7259, 775-773-3004, and 777-771-6782, and added parcels 774-771-9464 and 774-771-9584. The zoning is A-1, Agricultural District, R-5C, General Residential District (Conditional), and R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

**APPROVED BY
DIRECTOR ON 4/28/2021**

The current plan of development request expands the area of the previously approved Phase II Master Plan for Glover Park to incorporate two additional parcels purchased by the County more recently. No revisions to the previously approved Phase II Master Plan layout are contemplated with this expansion request. The added property includes two parcels totaling 2.438 acres previously used for a private dwelling and outbuildings. Those buildings will remain for the immediate term and are undergoing minor interior renovations for administrative office space and

storage usage by the Department of Recreation and Parks. With this property added to the Master Plan, the overall park area totals 202.57 acres.

All agencies have reviewed the plan and are recommending approval the master plan. Staff recommends approval subject to the following conditions:

1. The Director of Public Utilities shall approve the construction plans for public water and sewer prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least 24 hours prior to the start of any County water or sewer construction.
2. The parking lot shall be subject to the requirements of Section 24-98 of the Henrico County Code.
3. The parking spaces shall be marked on the pavement surface with four-inch wide white painted traffic lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall be yellow.
4. Sufficient, effective usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
5. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
6. The plan of development shall be revised as annotated on the staff plan dated **April 21, 2021**, which shall be as much a part of this approval as if its details were fully described herein. Nine (9) sets of revised plans, including the detailed drainage, erosion control and utility plans shall be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning that all comments have been addressed, a minimum of fourteen (14) sets of final plans for signature shall be submitted to the Department of Planning for approval signatures. Two (2) sets of the approved plan shall be attached to the building permit application.
7. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
8. A detailed landscaping plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.
9. All ground cover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the normal planting season.
10. 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 height details shall be submitted for Department of Planning review and approval.
11. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
12. The site including the parking areas shall be kept clean of litter and debris on a daily basis. Trash container units/litter receptacles and recycling containers shall be maintained with scheduled regular pickups and shall be screened properly on all four sides. The gate(s) shall remain closed except when the receptacle(s) are being filled or serviced and shall be repaired or replaced as necessary. Details shall be included with the final site plan or required landscape plan review and approval.
13. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.

14. Traffic control signs shall be provided as indicated on the Planning staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
15. The assigned property number shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 501-4284. The Planning Department must assign all property addresses.
16. The contractor shall have a set of plans approved by the Director of Public Works, Director of Public Utilities and the County Manager available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County inspectors.
17. The property shall be developed generally as shown on the plan filed with the case and no major changes or additions to the layout shall be made without the approval of the Director of Planning.
18. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the engineer or land surveyor who prepared the POD plan shall furnish a statement to the effect that all construction, including water and sewer, is in conformance with the regulations and requirements of the POD.
19. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
20. Insurance Service Offices (ISO) calculations should be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
21. Any necessary offsite drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
22. Deviations from County standards for pavement, curb, or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
23. Vehicles shall be parked only in approved and constructed parking spaces.
24. The construction shall be properly coordinated to ensure that safe access, circulation and adequate parking is provided for the facility. A plan to indicate the phasing of improvements and the handling of traffic (construction and employees) shall be submitted to the Department of Planning prior to the issuance of a building permit.
25. The right-of-way for widening of Greenwood Road as shown on approved plans, shall be submitted to the Director of Real Property prior to approval of the construction plan, and shall be recorded with a Declaration of Boundary Line Adjustment for Public Road Widening executed by the County Manager prior to requesting occupancy permits.
26. A concrete sidewalk meeting County standards shall be provided along the north line of Greenwood Road.
27. 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.
28. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Dave Barlow)
(Applicable Rezoning Cases and PUPS: C-18C-08 and C-2C-09)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00078
Dash-In Store at 6001
Staples Mill Road (U.S.
Route 33)
(POD-10-97 Rev.)

APPROVED BY
DIRECTOR ON 4/28/2021

Bhoopendra Prakash for SMO Incorporated: 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 and reconstruct a one-story 4,000 convenience store in the approximate location of an existing convenience store, and a one-story 960 square foot car wash with an attached 400 square foot utility room. The 1.59-acre site is located at the northeast corner of the intersection of Staples Mill Road and Aspen Avenue, on parcel 774-746-2037. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes to remove an existing convenience store and build a new 4000 square foot convenience store on essentially the same footprint with a new, separate, 960 square foot self-serve carwash with a 400 square foot utility room elsewhere on the site.

The existing fueling stations and canopy will remain as will the entrances to Aspen Avenue and Staples Mill Road. A new entrance and queuing lane for the proposed car wash will be added as will three car vacuum cleaner stations.

The exterior materials of the store and the car wash are brick veneer with stone base, tinted glass windows. The car wash also uses roll up vinyl doors. All materials are in compliance with the proffers in the rezoning case.

This case was the subject of the recent rezoning case (REZ2020-00031) and Provisional Use Permit (PUP2020-00018). The rezoning case amended previous proffers on the property to allow the convenience store and car wash, to specify landscape buffers along Staples Mill Road, the north boundary line, and Aspen Avenue. Other proffers specify conditions for dumpsters, outside speakers, car wash exit, exterior building materials and HVAC screening. The current plan complies with all proffers of that case.

The provisional use permit allows 24-hour operation of the convenience store and fuel sales after a security plan is approved by the Chief of Police. The car wash is not allowed to operate between 12:00 AM and 6:00 AM. Other provisions of the PUP approval reiterate proffers in the rezoning case as well as specify items to be included in the security plan and stipulate the 24-hour operation may not begin until the property is redeveloped and a certificate of occupancy has been issued.

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 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 proffers approved as a part of zoning case REZ2020-00031 and PUP2020-00018 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. 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.
 34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Salim Chishti)

(Applicant's Representative: Bhoopendra Prakash)

(Applicable Rezoning Cases and PUPS: REZ2020-00031 and PUP2020-00018)

PLAN OF DEVELOPMENT

POD2021-00113
River Mill Section 7 - Porter
Park Lane

**APPROVED BY
DIRECTOR ON 4/28/2021**

Timmons Group for HHHunt River Mill LLC, County of Henrico, and William C. Schermerhorn Estate: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 64 residential townhomes for sale and 124 one-family dwellings for sale. The 61.09-acre site is located 500 feet north of Woodman Road at the western terminus of Porter Park Lane, and approximately 3,500 feet north of Old Greenwood Road at the northern terminus of Winfrey Road (public), and on the east and west line of Winfrey Road (private extension), on parcels 779-773-9041, 779-774-2612, 779-774-4438, 779-773-7428, and 780-772-3392 and part of parcels 779-773-4325, 779-774-9533, 779-772-5161, and 780-773-5751. The zoning is R-5AC, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Fairfield)

The plan of development request includes the 124 single-family homes and 64 townhomes previously granted conditional subdivision approval with the February 2021 agenda. The Board of Supervisors granted R-5AC and RTHC zoning approval on January 26, 2021 to the subject area

with zoning case REZ2020-00043. Provisional use permit PUP2020-00023 was granted with the zoning request to allow adjustable side yard setbacks for the R-5AC portion of this development. A total of 188 lots are proposed with this section.

Residential townhomes and single-family homes proposed are of compatible design with the previous sections of River Mill. The townhomes for sale will be three stories in height. The overall pedestrian network will be enhanced with connectivity through the townhomes fronting on mews and continuation of the walking path through the Dominion Virginia Power easement as shown on the plans, in addition to sidewalk along the public streets.

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

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 River Mill Section 7 shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning cases REZ2016-00002, REZ2016-00031, REZ2017-00017, REZ2020-00043, PUP2018-00019, and PUP2020-00023 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
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. 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.
36. 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.
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 Aimee Crady)

(Applicant's Representative: Jared Condon)

(Applicable Rezoning Cases and PUPS: REZ2016-00002, REZ2016-00031, REZ2017-00017, REZ2020-00043, PUP2018-00019, and PUP2020-00023)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00116
Innsbrook Dominion
Residences - 5000 Dominion
Boulevard

**APPROVED BY
DIRECTOR ON 4/28/2021**

RK&K for Virginia Electric & Power Company and Dominion Realty Partners, 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 4-story, 329,044 square foot, 305-unit apartment building with an attached two-story, 220 space parking deck; 58 three-story townhouse style condominiums; and related infrastructure improvements, including reconstruction of a portion of Dominion Boulevard (private) and the extension and dedication of Waterfront Place. The 12.583-acre site is portion of the overall 63.29-acre site at the existing terminus of Waterfront Place, approximately 650 feet west of its intersection with Cox Road, on part of parcel 748-763-6189. The zoning is UMUC, Urban Mixed Use District (Conditional), O-3C, Office District (Conditional), and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

This plan of development is to construct a 4-story, 305-unit apartment building with an attached two-story, parking deck; and 58 three-story, townhouse style condominiums and related infrastructure improvements. In addition to the 202 spaces in the parking deck, 194 surface parking spaces and 116 garage spaces within the townhomes will be constructed. A portion of Dominion Boulevard (private) in front of the development will be reconstructed and include parallel parking spaces. Additionally, the extension and dedication of Waterfront Place will be provided. Public Works Traffic has requested that the applicant examine the construction of a roundabout at the new terminus of the public portion of Waterfront Place. The applicant is in discussions with Public Works regarding this request.

The proposed plan is generally consistent with the schematic master plan submitted with rezoning case REZ2020-00044, provisional use permit case PUP2020-00024 and the proffered Design Guidelines. Proffer one permits the Director of Planning to grant variances from the Guidelines provided they are generally in keeping with the spirit and concept of the Guidelines. A variance has been requested and granted from the maximum front yard of 25' for several minor locations as the building configuration adapts to the street layout.

At its maximum height, the apartment building is approximately 45 feet in height. The exterior is largely comprised of a combination of brown Nichiha style fiber cement board, French grey fiber cement lap siding, white and blue steel fiber cement panel systems, and dark French grey brick along the water table and stoops. Around the main entrance and amenity areas, an aluminum

storefront wall window system will be constructed. The HVAC units are located on the roof and designed to not be seen from the adjacent drive aisles.

The parking deck is approximately 24 feet in height with the taller apartment building on either side of the deck. It will be constructed of pre-cast concrete panels to match the building, and large open windows for ventilation. The ground floor openings adjacent to drive aisles will be screened with a decorative metal grille to match the railing on the buildings.

The townhomes are three stories and approximately 35 feet in height. Each block ranges from four units in a row to seven. Each unit has a two-car garage on the ground floor and a front and rear deck. The elevations propose similar materials as the apartment building, but in more earth tone colors, and introduce a batten style of the cementitious panels to the available options. The HVAC units will be located on the rear balcony of each unit and will be screened by fencing.

The proposed streetscape, including conceptual landscaping, hardscape and site lighting, generally conforms to the UMU code requirements and the Innsbrook Mixed Use District Urban Design Guidelines. Per the Guidelines, the applicant is proposing a landscape verge that permits less street furniture provided there is additional landscaping within the verge. This matches the applicant's design aesthetic with direct access to the street for the ground floor units because the verge provides additional privacy and separation from the required sidewalk to the front porch for the apartments. The required street tree spacing is met along the privately maintained Dominion Boulevard and the proposed internal private roads. The exact details will be finalized during the construction plan and landscape plan reviews. The applicant is proposing three different styles of articulation in the sidewalks throughout the development including integral color concrete with exposed aggregate, concrete enhanced with an architectural scoring pattern, and interlocking unit pavers. The exact details will be finalized during the construction plan reviews.

All proposed pole mounted light fixtures along the streetscape will have a mounted height of 14 feet, while the building mounted fixtures will be mounted at 10 feet. The proposed fixtures meet the Design Guideline requirements.

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

As of the preparation date of the agenda, the requirements for Waterfront Place are still under discussion. Should these items be addressed, the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions are recommended:

- 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 Innsbrook Section O (extension of Waterfront Place) shall be recorded before any occupancy 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. A concrete sidewalk meeting County standards shall be provided along the north side of Dominion Boulevard.
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning cases REZ2020-00044, PUP2020-00024 shall be incorporated in this approval.
36. 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.
37. 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.
38. 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.
39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
40. 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.
41. 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.
42. 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: Malachi Mills)

(Applicable Rezoning Cases and PUPS: REZ2020-00044, PUP2020-00024, C-10C-84, and C-53C-79)

SUBDIVISION

SUB2021-00026
Virginia Center Commons
Townhomes (April 2021
Plan) - 10101 Brook Road
(U.S. Route 1)

**APPROVED BY
DIRECTOR ON 6/14/2021**

Kimley-Horn and Associates for Shamin VCC, LLC & VCC Partners, LLC, and Stanley Martin Homes: The 4.631-acre site proposed for 75 townhouses for sale is located approximately 200 feet east of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive within Virginia Center Commons, on parcel 784-771-0908. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Fairfield) 75 Lots**

This conditional subdivision request is for 75 townhouse lots located within Virginia Center Commons. The Board of Supervisors granted R-6C zoning approval on February 16, 2021, subject to rezoning case REZ2021-00009 and Provisional Use Permit PUP2021-00003. The conditional plan is in substantial conformance with the proffered layout provided with REZ2021-00009.

The townhouse development requires subsequent approval of a Plan of Development. Additional plan details, including a conceptual landscape plan, amenities, internal and perimeter sidewalks, and other site features will be provided with those plans. Staff notes that early plan submittals for the POD indicate conflicts with storm sewer and required street tree plantings that will need to be resolved with the POD. Additionally, provision of parallel parking along the entry road north of the site needs further evaluation with the POD.

In accordance with the lot dimensional requirements set forth by PUP2021-00003, a 20' foot rear yard is required on each lot. The conditional plan does not illustrate the required rear yard setbacks. At this time, staff has requested a revised plan that properly illustrates the necessary setbacks.

Should staff receive an acceptable layout with the required rear yards shown, staff would be able to recommend approval subject the annotations on the plan, the standard conditions for residential townhouses for sale subdivisions, 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 REZ2021-00009 and PUP2021-00003 shall be incorporated in this approval.

(Staff Report by Spencer Norman)

(Applicant's Representative: Laura Anderson)

(Applicable Rezoning Cases and PUPS: REZ2021-00009 and PUP2021-00003)