

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

DECEMBER 2021

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

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PRELIMINARY PLAT

SUB2021-00157

Ridings at Warner Farm
(December 2021 Plan) – Long
Bridge Road

APPROVED BY
DIRECTOR ON 12/15/2021

Timmons Group for KCA/Camp Hill Investments LC, and D R Horton Inc.: The 31.38-acre site proposed for 212 townhome lots for sale is located approximately 1,200 feet north of the intersection of Long Bridge Road, and New Market Road (State Route 5), on part of parcels 833-682-5297 and 830-682-3002. The zoning is RTHC Residential Townhouse District Conditional. County water and sewer. **(Varina) 212 Lots**

The Ridings at Warner Farms (December 2021 Plan) includes 212 townhouse lots for sale on 31.38 acres. This preliminary plat is the second section submitted for preliminary (or conditional) approval for the master planned property.

The 616-acre project was originally rezoned from A-1 Agricultural to mostly R-2AC residential zoning in 2005. The property owner applied to rezone again in 2012 to allow different housing types within the development, including R-5AC zero-lot-line single-family dwelling lots and townhouse lots for sale, while retaining the larger R-2AC lots around the perimeter of the development to reflect the rural vistas of the surrounding community. In addition to the written proffers adopted with the rezoning, a pattern book providing a masterplan and design details for housing, street layout and classification, landscaping, and lighting for the development of the land was also proffered. Therefore, the entire development is subject to both documents.

The current developer for the site, D.R. Horton, applied for rezoning in 2021, but that case has been withdrawn. Thus, the land is subject to the 2012 proffers and design book, in addition to the county code, as it has been for the last 9 years.

The first conditional (now called Preliminary Plat) section of The Ridings at Warner Farms for 314 R-2AC and R-5AC lots was approved by the Planning Commission in 2012. A Final Plat application was submitted in 2014 for 67 of the R-2A lots that access from Turner Road, and Final Plat approval was granted at that time. Construction plans were submitted July 2021 for review and all review agencies have comments that need to be addressed before plans can be approved for construction.

The current proposal under consideration is for 212 townhouse lots for sale on another portion of the site, and is the second Preliminary Plat to be submitted since the 2012 rezoning. The site is located approximately 1,200 feet north of New Market Road (State RT 5), and is located behind and can only be accessed through the R-5AC single-family dwellings section approved on the 2012 conditional. The townhomes do not have direct access to the road system outside the neighborhood.

The layout is in substantial conformance with the proffered layout in the rezoning case and pattern book. The engineer has provided a typical lot layout for single-car front load and two-car rear load units. Alleys are provided to access the rear load garage units and to provide additional parking to meet the code. Proposed streets are 24-foot-wide pavement, with a 4-foot tree planting strip and 4-foot sidewalk on each side, and conform to the pattern book.

Because this is a townhouse development, a Plan of Development (POD) review will need to be submitted for review and Director's approval, and will contain additional details such as stormwater management, drainage, erosion and sediment control, public utility improvements, proffered amenities and trails, community sidewalks, architectural elevations, lighting, and conceptual landscaping. After the Director's approval of the Plan of Development, the construction plans will need to be submitted for review and approval by all agencies before any land disturbance may begin.

As of the preparation date of the agenda, several letters of concern and opposition regarding the project have been received from Varina residents. Staff is in the process of responding to these letters.

The Preliminary Plat has been reviewed by the County review agencies for compliance with technical requirements and staff recommends approval of the Preliminary Subdivision Plat subject to the annotations on the plans, the standard conditions for residential townhouses for sale subdivisions, and the following additional conditions:

14. 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."
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 C-10C-12 shall be incorporated in this approval.
17. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 24, Article 5 Division 8, of the Henrico County Code, as determined by the Director of Public Works.
18. The applicant shall consult with the Department of Recreation and Parks on any historical findings as development progresses. A copy of any study identifying and protecting historic resources which may be required by a state or federal agency through its permitting process shall be submitted to the Planning Department and the Department of Recreation and Parks prior to final approval of the construction plans.
19. Any graves identified during construction activities shall be left undisturbed, unless reburial of the remains is approved in accordance with applicable laws.
20. Complete details for the proffered trail and other related amenities shall be included with the construction plans for each section of this development.

LANDSCAPE AND LIGHTING PLAN

POD2021-00419

POD2021-00420

Tech Park Distribution Center -
Revised – 5801 Techpark Way
(POD2020-00504)

APPROVED BY

DIRECTOR ON 12/15/2021

Sekiv Solutions LLC for E&B Work of Virginia LLC,: Request for approval of a landscape and lighting plan, as required by Chapter 24, Article 5 of the Henrico County Code. The 15.28-acre site is located on the southern line of Techpark Way at the terminus of Techpark Way, approximately 400 feet from its intersection with Techpark Place, on parcel 843-703-5091. The zoning is M-1C light industrial district. County water and sewer. **(Varina)**

The applicant is proposing landscaping and lighting at the site of Tech Park Distribution Center originally approved by the Planning Commission on March 23, 2016. The proposed landscaping and lighting conform to the proffers that govern the site, C-47C-00.

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and lighting plans.