

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 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
Edith Golden, GIS Specialist
Jordanka Kida, Office Assistant

TRANSFER OF APPROVAL

POD2014-00256, POD2014-00327, POD2014-00323, POD2014-00332, POD2014-00333, POD2016-00011, and POD2016-00436
POD2019-00087, POD2019-00032, POD 2019-00030, POD2019-00033, POD2019-00034, POD2019-00035, and POD2019-00036
West Broad Marketplace (Infrastructure - Phase 1; Cabela's - Phase 2; Wegmans - Phase 3; Retail East - Phase 4; Retail West - Phase 5; Verizon and Essex Bank) – 12300 West Broad Street (U.S. Route 250)

NV Retail Inc. for MCP West Broad Marketplace, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from NV Retail, Ellis Henley Company, LC, Gladys H. King, Jeffrey C. and Susan Ellis, Susan Ellis Dickerson Grizzell, Susan E. Dickerson, Consolidated Industrial, Inc., Cabela's, Inc., Essex Bank, and Excel West Broad Marketplace, LLC to MCP West Broad Marketplace, LLC. The 62.062-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on parcels 731-765-7981, 732-765-6262, 732-765-8532, 732-766-3103, 732-766-4352, 732-766-7931, 733-765-1958, 733-765-6794 and 733-766-2413. The zoning is B-3C, Business District (Conditional), C-1C, Conservation District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED BY
DIRECTOR ON 3/24/2021**

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 February 14, 2019, including installation of landscaping, relocation of exterior merchandise and storage to approved locations, and general site maintenance.

The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)
(Applicant's Representative: Judd Bostian)
(Applicable Rezoning Cases and PUPS: REZ2014-00028 and REZ2016-00014)**

TRANSFER OF APPROVAL

POD-7-78
POD2020-00399
Sandston Primary Care, Inc.
(formerly Dunnavant &
Williamson Office Building)
– 35 E. Williamsburg Road
(U.S. Route 60)

Shujauddin Khan for Mihrab Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dunnavant & Williamson, Inc. to Mirhab, Properties, LLC. The 0.45-acre site is located on the south line of Williamsburg Road (US Route 60), approximately 400 feet east of S. Wilson Way, on parcel 827-715-4588. The zoning is B-1, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

**APPROVED BY
DIRECTOR ON 3/24/2021**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated October 7, 2020 which included restriping parking spaces, replacing the rear screen fence and dumpster, and replacing the stop bar and sign at the entrance onto East Williamsburg Road (U.S. Route 60).

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Shujauddin Khan)**

TRANSFER OF APPROVAL

POD-80-97
POD2020-00401
Heart of Virginia Council
Scout Service Center
(formerly Draper Aden
Associates Office Building at
Villa Park) – 8090 Villa Park
Drive

George McGovern for Heart of Virginia Council, Boy Scouts of America: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from DAAR, LLC and Swag Partners, LLC to Heart of Virginia Council, Boy Scouts of America. The 4.99-acre site is located at the southwest corner of Villa Park Drive and Darracott Road (private), on parcel 782-755-3795. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

**APPROVED BY
DIRECTOR ON 3/24/2021**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant is currently performing interior building renovations. All deficiencies identified in staff's inspection report dated January 5, 2021, including installation of landscaping and general site maintenance, will be completed prior to issuance of the final certificate of occupancy for the building.

The staff recommends approval of this transfer request subject to the following additional condition:

1. The missing landscaping and other required improvements, as identified in the staff inspection report dated January 5, 2021, shall be completed prior to issuance of the final Certificate of Occupancy for the building.

(Staff Report by Aimee Crady)

(Applicant's Representative: George McGovern)

(Applicable Rezoning Cases and PUPS: C-87C-86 and P-7-86)

TRANSFER OF APPROVAL

POD-43-00
POD2020-00484
Westgate I (Formerly
Westgate I – SunCom) - 100
Westgate Parkway

**APPROVED BY
DIRECTOR ON 3/24/2021**

Patricia Hogan for FVD Real Estate Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lingerfelt Office Properties, Inc. to FVD Real Estate Corporation. The 6.03-acre site is located on the north line of Three Chopt Road, approximately 290 feet east of Lauderdale Drive, on parcel 737-761-2529. The zoning is O-3C, Office District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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 December 2, 2020, including pavement repair, replacement of stop bars and stop signs, and the restriping of parking spaces.

The staff recommends approval of this transfer request.

(Staff Report by Spencer Norman)

(Applicant's Representative: Patricia Hogan)

(Applicable Rezoning Cases and PUPS: C-69C-95)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (SECTION 2), AND RECONSIDERATION OF ARCHITECTURALS (SECTION 1)

POD2021-00011
ReTreat at One Section 2 –
9009 Brook Road (U.S.
Route 1)

**APPROVED BY
DIRECTOR ON 3/24/2021**

Bay Companies, Inc. 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 4 four-story condominium buildings containing a total of 54 units; and 38 two-story and 68 three-story residential townhome units for sale. Reconsideration of the architectural plans for Section One is also requested. The 18.7-acre site for Section 2, and the 22.3-acre site for Section 1 are located between Brook Road (U.S. Route 1) and Telegraph Road, approximately 400 feet south of Georgia Avenue and on the eastern side of Telegraph Road, approximately 1,100 feet south of Georgia Avenue to the western line of Interstate 95, on parcels 784-759-7593, 784-760-1564, 784-760-9147, 784-760-9470, 785-759-0085, 785-760-1734, 785-760-2106, 785-760-2751,

785-760-8637 and part of parcels 785-759-8052 and 785-760-6689. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Fairfield)**

This plan of development for Retreat at One, Section 2 consists of 54, 4-story attached condominium units separated into 4 blocks and 106 townhouse units for sale for a total of 160 units. The POD for Section 1 was approved by the Director on April 28, 2020. The overall site was rezoned with case REZ2019-00025.

The layout is in substantial conformance with the proffered layout and the approved conditional subdivision that was also approved on April 28, 2020. The condominiums are located along the western line of Telegraph Road at its intersection with proposed Magellan Parkway (Magnolia Farm Road). Two blocks of condominiums will be located at each corner. The townhomes are located 500 feet behind Section 1 at the south line of Telegraph Road to the eastern most property line bounded by Interstate 95.

The condominiums are unit over unit style where unit one and garages encompass the first two levels, and levels 3 and 4 encompass the second unit. The townhomes are 2 and 3 stories. A one-car garage is provided for each unit along with lot parking.

Per proffers, an average of 35% of the exterior portions of the front building wall surfaces will be brick, stone or stone veneer. Proffers also require a minimum of 2 windows on each side and rear elevation, a minimum 12-inch brick or stone foundation; additionally, no townhouse or condominium can have the same identical elevation sequence.

Stanley Martin, the developer, is also requesting reconsideration of the elevations for Section 1 and the remainder of the project, in addition to the POD and lighting plan approval for Section 2. The revised elevations would change the previously approved colonial style elevation to a craftsman elevation as provided with Section 2. In addition to the proffers listed above the applicant agrees that no two similar elevation will be used side by side. To address staff's concern that the elevations did not depict enough roof variation for the townhomes, Stanley Martin is including bay window options and half of the elevations have a reversed gable. They also acknowledge the trim color comment and will add that to the community color schemes.

The proposed lighting plan consists of 6-foot-tall pole lights at the front porch for the townhouses and wall mounted lights at the condos' front doors. These lights are hardwired and on a photocell, to operate dawn to dusk. Additionally, the condos have lighting at the back of the units where the garage doors are located. Freestanding concealed source LED lights on 14-foot-tall poles are in the common areas by parking lots.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The unit house numbers shall be visible from the parking areas and drives.

30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for ReTreat at One 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 REZ2019-00025 shall be incorporated in this approval.
34. 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.
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, 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 Christina Goggin)

(Applicant's Representative: Joe Faudale)

(Applicable Rezoning Cases and PUPS: REZ2019-00025)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00026

Westminster-Canterbury
Richmond – Parson's Garage
and Promenade – 1600
Westbrook Avenue

**APPROVED BY
DIRECTOR ON 3/24/2021**

HG Design Studio for Westminster Canterbury Corporation:

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 build a 5-story, 366 space freestanding parking garage and a one-story, 3,279 square foot promenade addition to for an existing lifecare facility. The 2.26 acre portion of the overall 43.1-acre site (which includes a 4.24 acre portion of property in the City of Richmond) is located approximately 800 feet northwest of the intersection of Crestwood Road and Westbrook Avenue, on parcel 783-742-4699. The zoning is R-6, General Residence District and R-6C, General Residence District (Conditional). County water and sewer. **(Fairfield)**

The applicant proposes a 5-story, 366 space parking deck and 1-story 3,279 square foot promenade addition in an existing life care facility. The life care facility was established in 2002 with rezoning case C-5C-02, and recently expanded with rezoning case REZ2020-00005 and provisional use permit PUP2020-00003. Most of the facility is located within Henrico County with the road frontage along Westbrook Avenue located in the City of Richmond. Though the proposed 2.26 acres of total disturbance for both projects is completely within Henrico, County staff is coordinating with City of Richmond staff for the review and ultimate approval of this development's construction plan.

The two projects are the first steps in implementing the informational masterplan in the case plans. The deck is proposed between the existing facility and Interstate 95, on top of an existing parking lot. The deck will relocate employee parking for future development of the recently rezoned parcel. The glass promenade is located behind the tower and is part of a dining area renovation that will expand the area they have available for seating. Additionally, it is the first part of a two-part project that will create an interior pedestrian circulation corridor that connects residents from living spaces to amenities such as the barber/beautician, gymnasium, dining, library, and pool.

The 48-foot tall deck will be constructed out of colored concrete with precast spandrel, shear and stair panels with thin brick with a precast decorative coping to coordinate with adjacent buildings EFIS and precast colors.

The proposed lighting plan for the new deck consists of 18-foot-tall pole lights at ground level and on top of the parking deck, to match the existing facility. These lights are concealed source. Additionally, the deck has wall pack lighting at 24 feet from grade. This lighting is in addition to existing trail, bollard, and architectural lighting in the area.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
- 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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
30. 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.
31. 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: Charlene Harper)
(Applicable Rezoning Cases and PUPS: C-5C-02, REZ2020-00005, and PUP2020-00003)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00045
Virginia Center Commons
Sports Complex – 10101
Brook Road (U.S. Route 1)

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

Koontz Bryant Johnson Williams for County of Henrico, Shamin VCC, LLC & VCC Partners, LLC, VCC Hotel, LLC, and Rebkee: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-11(b) and 24-106 of the Henrico County Code, to construct a two-story, 184,938 square foot athletic event building with second story mezzanine in an existing shopping center. The 15.482-acre site is located on the southwest line of Telegraph Road, approximately 2,100 feet north of JEB Stuart Parkway and approximately 2,000 feet east of Brook Road (U.S. Route 1), on parcel 785-771-7594 and part of parcels 784-770-0269, 785-771-0111, and 786-771-5053. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The Virginia Center Commons Sports Complex is the first phase of shopping center redevelopment intended to repurpose the underutilized mall, originally constructed in the early 1990's. This initial phase will be located generally in the northeast quadrant of the overall mall area, following demolition of two department store anchor spaces and a portion of the interior mall corridor, which is currently underway. Approximately 320,000 square feet of retail shopping center floor area will be removed to make way for the 184,938 square foot sports and events center, inclusive of the 30,655 square foot mezzanine level. The building will be placed generally within the same area as the previous department store pad locations, while the residual site layout area contemplates a future hotel and retail site east of the sports and event complex.

In addition to the 115,174 square feet of gymnasium floor area, the center includes approximately 6,000 square feet of kitchen, concessions, and dining at the main entrance area adjacent to the box office, as well as a 1,400 square foot meeting room on the first floor. The mezzanine level includes an additional meeting room of comparable size, a 1,800 square foot coaches room, and various areas for broadcasting, information technology, security, and electrical infrastructure.

The exterior building finish includes brick, metal, corrugated metal, and aluminum composite panel components, all in various gray tones. East and north building fronts will serve as primary entrances, with bus traffic isolated to the north entrance, away from general parking and the eastern entrance and box office. The lawn west of the building is contemplated to be activated by outdoor sports and recreational amenities to be determined at a future time. Non-passenger loading is isolated to the south and southwest building areas, occurring in off-peak times before and after events.

A lighting plan is included, proposing to upgrade the original existing high pressure sodium fixtures to modern LED fixtures on the existing 40-foot site lighting poles. The plan also supplements the pedestrian areas with additional LED pedestrian scale fixtures mounted on poles

at 14-foot height, and wall-mounted fixtures at 14-foot above finished floor elevation, to ensure adequate lighting levels and promote even light spread throughout all areas.

As of the preparation of this agenda, staff has not been contacted by any citizens in opposition. All agencies have reviewed the plan and are recommending approval. Staff recommends approval subject to the standard conditions for developments of this type and the following additional 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 **March 17, 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. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to construction plan approval and beginning construction. 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 Board of Supervisors.
 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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Mark Williams)

(Applicable Rezoning Cases and PUPS: C-113C-88 and C-41C-91)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00046
Pryor Court – 1407 and 1409
Eastridge Road

**APPROVED BY
DIRECTOR ON 3/24/2021**

Engineering Design Associates for ORSA, LLC and Cean and William R. Cawthorn: 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 new entrance at 1407 Eastridge Road with a drive aisle connection to 1409 Eastridge Road and additional parking spaces and infrastructure for existing office buildings. The 1.53-acre site is located at the southeast corner of Jesse Senior Drive (private) and Eastridge Road, approximately 340 feet south of the intersection of Eastridge Road and Quioccasin Road, on parcels 754-743-3548 and 754-743-3959. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

This proposed development, located on proffered O-2C zoned property, is to construct a new entrance at 1407 Eastridge Road with a drive aisle connection to 1409 Eastridge Road and additional parking spaces and infrastructure for the existing buildings. The property was rezoned on December 8, 2020 under case REZ2020-00037.

Site lighting is included with the plan of development to be provided by LED fixtures on light poles not to exceed 15 feet in height, with a maximum of 0.5-foot candle at the property line as proffered.

A conceptual landscape plan is included for informational purposes.

The staff recommends approval subject to the annotations on the plans, the standard conditions, 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. A concrete sidewalk meeting County standards shall be provided along the east side of Eastridge Road.
30. The proffers approved as a part of zoning case REZ2020-00037 shall be incorporated in this approval.

(Staff Report by Cherie Wyatt)

(Applicant's Representative: Paul Zuraw)

(Applicable Rezoning Cases and PUPS: REZ2020-00037 and C-11C-84)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00048
Church Road Medical Office
Building - 11832 Church
Road

**APPROVED BY
DIRECTOR ON 3/24/2021**

Koontz Bryant Johnson Williams for MOPAR, LLC and US2BG Contracting, 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 two-story ~~5,936~~ **11,878** square foot medical and professional office building. The 1.05-acre site is located on the north line of Church Road, approximately 145 feet west of its intersection with John Rolfe Parkway, on parcel 739-755-8658. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The proposed development will consist of a two-story 11,878 square foot medical/professional office building. Each floor would have 5,936 square feet of floor area.

The property was recently zoned O-1C Office District (conditional) and is subject to the conditions proffered with zoning case REZ2019-00017. The proffers establish additional development standards for the property including: a concept plan, evergreen perimeter landscape buffers, architectural treatment, dumpster screening, parking lot lighting, signage, underground utilities, hours of construction and hours of operation.

Construction hours will be limited to the hours of 9 AM to 5 PM Monday through Friday, and the hours of operation are limited to the hours of 7 AM to 10 PM Monday through Friday.

The architectural design of the proposed building will be substantially consistent with the building renderings referenced by the proffers. The proposed building will be clad with prefinished fiber cement brick panels, prefinished fiber cement plank panels, bronze colored metal trim and glass windows.

Staff has received one phone call from a property owner across Church Road, who wanted to verify the proffers were still in effect and that lighting fixtures were limited to 15-feet in height. Staff was able to confirm his inquiry. The lighting plan included in this approval proposes LED fixtures mounted at 15-feet height.

Staff notes the proffers provide for the construction of a turn lane for vehicles traveling east on Church Road to make a U-Turn to access the property, as shown on the proposed plan. Staff also notes the developer will need to extend an off-site sanitary sewer to serve the subject property.

County staff have reviewed the proposed POD and have determined that it complies with the zoning code requirements, the additional proffered development standards, and technical design requirements. Staff recommends approval subject to the annotations on the plans, 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. A concrete sidewalk meeting County standards shall be provided along the north side of Church Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2019-00017 shall be incorporated in this approval.
32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
33. 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.
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 Mike Kennedy)

(Applicant's Representative: Mark Williams)

(Applicable Rezoning Cases and PUPS: REZ2019-00017)

PLAN OF DEVELOPMENT

POD2021-00049

Laurel Park - 2314 Hungary
Road

**APPROVED BY
DIRECTOR ON 4/13/2021**

Kimley-Horn and Associates, Inc. for Millspring Commons Apartments 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 phased mixed use development consisting of 3 phases: Phase 1 includes a 3-story, 285,321 square foot 178-unit apartment building, parking improvements, and associated infrastructure; Phase 2 includes a 3-story, 149,592 square foot 100-unit apartment building, associated parking and infrastructure improvements, and; Phase 3 includes a one-story, 12,000 square foot retail building and 72 three-story townhouse-style apartment units with associated parking and infrastructure. The 16.18-acre site is located on the western line of Woodman Road, approximately 400 feet north of its intersection with Hungary Road, and on the northern line of Hungary Road approximately 350 feet west of its intersection with Woodman Road, on parcel 773-759-5623. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a mixed-use development on the site of the former Laurel Park Shopping Center. The development includes two three-story apartment buildings, 12 three-story townhouse style apartment buildings, and a single one-story retail building fronting Hungary Road. The two large apartment buildings and retail building are governed by the conditions of PUP2020-00013.

The overall site is zoned R-6C and is subject to REZ2020-00028. Both cases were approved by the Board of Supervisors on November 18, 2020.

The one-story, 12,000 square foot retail building fronts Hungary Road and will be located on a proposed separate parcel. The two three-story apartment buildings are located in the center of the site, providing a total of 278 units. A total of 72 units are provided in the townhouse style apartments which are situated on the northern and eastern peripheries of the site, for a total of 350 apartment units. Surface parking serves the large apartment buildings and retail building, while spaces accessed via alleys behind each unit provide required parking for the townhouse style apartments.

Several indoor and outdoor amenities are provided which meet proffered requirements. Outdoor amenities include a pool, children's playground, dog park, recreational lawn, courtyards, outdoor lounges, and a pedestrian walking path around the site. Indoor amenities, located within the two large apartment buildings, include a teen study room, game room, lounge, private offices and co-working spaces, package delivery rooms, and a fitness gym.

A conceptual landscape plan is included which shows the proffered 15' transitional buffers surrounding the site. Proposed buffer plantings meet the requirements of a transitional buffer 25. The existing Willow Oak located along Woodman Road is also preserved. Tree protection measures are proposed to ensure preservation of this community resource. The applicant has elected to separate the lighting plan from this submittal, and will be submitting a lighting plan at a later date.

The proposed retail building's exterior materials are composed predominantly of brown brick. The townhouse style apartments consist of off-white and light gray cementitious panels with a sandstone foundation. Elevations for the retail building and townhouse style apartments are consistent with those approved at the time of rezoning.

The proposed three-story apartment elevations differ significantly from those approved at the time of rezoning, both in appearance due to a change in materials and colors, and in regard to the amount of masonry proposed. The proposed buildings consist of earth toned sandstone along the first floors and off-white cementitious panel siding on the second and third floors. The proffered elevations show the larger "square" apartment building as consisting of 47 percent brick and the "E" shaped building as 44 percent masonry. The elevations currently under consideration show the "square" building as 32 percent masonry and the "E" shaped building as 41 percent. Additionally, the elevations approved at rezoning offered buildings with four primary colors; reddish brown brick, light blue and off-white lap siding, and dark gray board and batten siding. On the current elevations, reddish-brown brick was switched for earth toned sandstone as the primary masonry material. Additionally, the color palette was revised from a combination of light blue and off-white, to all off-white. As a result, the proposed color palette went from four proposed colors to three. Conditions of the PUP require that new buildings shall be constructed in general conformance with the rendered views provided at the time of rezoning, unless otherwise approved at the time of Plan of Development Review. While staff does not object to the proposed changes in materials, color and style, it is recommended that the percentages of masonry be increased to levels previously proposed, and the color pallet be enhanced to provide better articulation and variation along the building facades. Staff, therefore, staff has requested revised architectural which show the three-story apartment buildings with a percentage of masonry and color palette

differentiation more reflective of the key aspects of the original elevations. The applicant has indicated revised elevations will be forthcoming.

Staff has reviewed the POD and determined that it complies with the zoning code requirements, the additional proffered development standards, and technical design requirements, with the exception of the building elevations for the apartments. Should the plan be approved, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

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 right-of-way for widening of Hungary Road and Woodman Road 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 prior to approval of construction plans.
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 Hungary Road and along the west side of Woodman Road.
34. Outside storage shall not be permitted.
35. The proffers and conditions approved as a part of zoning case REZ2020-00028 and PUP2020-00013 shall be incorporated in this approval.
36. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
37. 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.
38. 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.

39. 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.
40. 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 Spencer Norman)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2020-00028 and PUP2020-00013)

PLAN OF DEVELOPMENT

POD2021-00050
Sauer Industrial Center Phase
1 – South Airport Drive
(State Route 281)

**APPROVED BY
DIRECTOR ON 3/24/2021**

Townes Site Engineering for Olga Sauer Property, LLC, Gerald and Patricia Merridew, and Becknell Industrial, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 560,000 square foot warehouse distribution building, a one-story, 279,000 square foot warehouse distribution building, and associated infrastructure. The 78.005-acre site is located on the east side of South Airport Drive (State Route 281), at its intersection with Pocahontas Parkway (State Route 895), on parcel 820-701-5432 and part of parcels 819-700-9160 and 819-702-6318. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This plan of development is to construct two warehouse distribution buildings, associated infrastructure and a portion of a new public road. Building one is a one-story, 560,000 square foot building and building two is a one-story, 279,000 square foot building.

The proposal is in conformance with the recently approved rezoning case, REZ2020-00030, approved by the Board of Supervisors on October 20, 2020. It represents the majority of Phase 1 of the conceptual Master Plan provided with that rezoning.

Both buildings will be comprised of tilt up concrete panels with the office areas featuring an aluminum store front design, in several shades of complimentary grey tones. At its highest point, building one will be approximately 44 feet in height to the top of the parapet wall, while building two will be approximately 41 feet in height to the top of the parapet wall.

The applicant has agreed that the proffered greenbelt along South Airport Drive will be examined in the field during construction to ensure that all provisions of the proffers will be met.

The proposed public road is a portion of the MTP road identified as Concept Road 174 on the 2026 Comprehensive Plan. Two entrances into the site are proposed from this new public road. The

applicant has agreed to construct sidewalk along the frontage of this road. The continuation of this concept road to the west is anticipated with subsequent phases of the overall development.

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 subdivision plat for Concept Road 174 shall be recorded before any occupancy permits are issued.
30. The entrances and drainage facilities on South Airport Drive (State Route 281) 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 County standards shall be provided along the south side of Concept Road 174.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case REZ2020-00030 shall be incorporated in this approval.
35. 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.
36. 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.
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. 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.
39. 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.

40. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

(Staff Report by Tony Greulich)

(Applicant's Representative: Zackary Wilkins)

(Applicable Rezoning Cases and PUPS: REZ2020-00030)