

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

August 2022

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning

Jean M. Moore, Assistant Director of Planning

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Anthony R. Greulich, C.P.C., County Planner

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Kristin Smith, County Planner

Salim Chishti, ASLA, County Planner

Phillip Bariteau, County Planner

R. Todd Rigler, County Planner

Pamela Fisher, Senior Planning Technician

Mounika Reddy Sudini, GIS Specialist

Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00029](#)

6531 West Broad Street -
Phase 1 – 6531 West Broad
Street (U.S. Route 250)

Sekiv Solutions for 6531 Broad, LLC.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to demolish a portion and renovate an existing hotel to construct a 6-story, 78-unit apartment building on a portion of the overall site. The 4.16-acre portion of the 6.67-acre site is located on the west side of West Broad Street (U.S. Route 250), approximately 900 feet south of the intersection of West Broad Street and Forest Avenue on part of parcel 767-743-7902. The zoning is R-6C General Residential District. County water and sewer. **(Tuckahoe)**

The applicant has requested deferral to the September agenda.

(Staff Report by Tony Greulich)

(Applicant's Representative: Stuart Little)

(Applicable Rezoning Cases and PUPS: REZ2021-00013 and PUP2021-00004)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00146
2001 Dabney Road
– 2001 Dabney Road

Approved by Director on
08/24/2022

Timmons Group for Cobb, LLC. and Spy Rock Real Estate Group:
Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a 202,294 square foot five-story mixed use apartment building with 242 residential units, 3,500 square feet of first floor commercial space, and a 331-space parking garage. The 2.39-acre site is located on the east line of Dabney Road, approximately 500 feet north of its intersection with Westwood Avenue, on parcel 778-735-0109. The zoning is M-1 Light Industrial District and WR-O Westwood Redevelopment Overlay District. County water and sewer. **(Brookland)**

The applicant requests approval of a 5-story, 202,294-square-foot apartment building with 242 dwelling units and 3,500 square-feet of office and retail space on the first floor facing Dabney Road, as well as a 5-story, 331-space parking deck with 7-levels including basement and rooftop parking.

The architecture of the apartment building complies with the proffered elevations. The parking deck is enclosed by the apartment building on three sides. The open side of the parking deck faces the one-story Dabney Plaza office service development to the north. The apartment building has two courtyards consisting of an open plaza facing Dabney Road containing a dog park, and an enclosed courtyard with a swimming pool and additional resident amenities. Balconies on the 3rd, 4th, and 5th stories of the proposed apartment building will overhang the sidewalk along Dabney Road.

The proposed development complies with the provisional use permit conditions of PUP2022-00002, as well as all applicable zoning code requirements in accordance with the WR-O Westwood Redevelopment Overlay District.

The included conceptual landscape plan provides street trees along Dabney Road, pedestrian scale landscaping around the perimeter of the proposed building, and also complies with applicable code requirements.

The lighting plan provides street light poles along Dabney Road and building mounted site lighting around the perimeter of the proposed building. The proposed site lighting satisfies applicable code requirements. A landscape and lighting plan for hardscape improvements along Dabney Road and the two courtyards will be submitted in the future for administrative review and approval.

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.

18. All conditions approved as part of provisional use permit case PUP2022-00002 shall be incorporated in this approval.
19. A plat for any off-site drainage easements as shown on the approved plan, shall be submitted to the Real Property Division prior to approval of the construction plan, and shall be recorded prior to requesting occupancy permits.
20. 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.
21. A concrete sidewalk meeting County standards shall be provided along the east side of Dabney Road
22. A maintenance agreement for encroachments into the public right of way along Dabney Road must be submitted to the Department of Public Works and approved prior to issuance of a certificate of occupancy for this development
23. 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 plan.
24. The developer shall provide vehicular guardrail as determined necessary by the Traffic Engineer.
25. A reservation of 'Future Right of Way or Access Easement', in accordance with PUP2022-00002 condition #3, shall be provided prior to approval of the Construction Plan.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Amelia Wehunt)

(Applicable Rezoning Cases and PUPS: PUP2022-00002)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00305](#)

Insurance Auto Auctions -
Portugee Road
– 1955 Portugee Rd

Bohler Engineering VA, LLC. for GRP 1780 Union Ave LLC ET AL, and Greenspring Realty Partners, LLC.: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a one-story 9,750 square foot office building, a one-story 6,000 square foot storage building, a one-story 2,250 square foot storage building, and associated infrastructure improvements for a towing and wrecker service, and a salvage and junkyard. The 92.77-acre site is located on the south line of Portugee Road at its intersection with LaFrance Road, approximately 1,275 feet west of the intersection of Portugee Road and Memorial Drive, on parcels 837-703-5428 and 839-702-5177. The zoning is M-3 Heavy Industrial District and AS-O Airport Safety Overlay District. County water and on-site sewage disposal system. **(Varina)**

The applicant has requested deferral to the September agenda.

(Staff Report by: Tony Greulich)

(Applicant's Representative: Brian Miller)

(Applicable Rezoning Cases and PUPS: PUP2022-00007)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00379

Westwood Sewage Pumping Station
– 2200 Westwood Avenue

**Approved by Director on
08/24/2022**

Greeley and Hansen, LLC. for County of Henrico: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a one-story 3,356 square foot building for a new sewage pumping station. The 4.61-acre site is located on the north line of Westwood Avenue at its intersection with N. Hamilton Street, on parcel 780-735-0479. The zoning is M-2 General Industrial District. County water and sewer. **(Brookland)**

This pump station is being constructed to meet the water and sanitary sewer needs for the Westwood Redevelopment Overlay District (WR-O). The facility is not manned but is visited on regular intervals as needed. The anticipated completion date of the pump station is December 2024.

The proposed one-story building will be brick construction with a brick wingwall around the generator fuel tank on the north side of the structure. Around the area of the facilities, an 8-foot wrought iron style fence with a gate is proposed. Future improvements on the parcel include two inground storage water tanks and a water pump station.

Shrubs and trees are proposed along both the Westwood Avenue and Westwood Trail frontage. In addition, the County is going to reforest approximately 39,500 square feet of area that is currently a gravel surface, located at the corner of Westwood Avenue and the rail yard.

A lighting plan has been provided for the site consisting of concealed source building mounted fixtures.

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

15. 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.
16. 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.
17. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
18. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction

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: Christina Goggin)

(Applicant's Representative: Edwin Phillips)

(Applicable Rezoning Cases and PUPS: _____ n/a _____)

SITE PLAN AND LIGHTING PLAN

POD2021-00465

Woodspring Suites Extended Stay Hotel
– 4615 Williamsburg Road
(U.S. Route 60)

Draper Aden Associates for Henrico Properties Holdings, LLC and Suburban Capital, INC., Request for approval of a site plan and lighting plan as required by Chapter 24, Section 24-2315 Henrico County Code, to construct a 4-story, 122 room extended stay hotel and associated infrastructure. The 1.88-acre site is located on the south line of Williamsburg Road (U.S. Route 60), approximately 200 feet west of its intersection with South Laburnum Avenue, on parcels 816-713-0978 and 816-713-0434. The zoning is B-3 Business District, M-1 Light Industrial District, and AS-O Airport Safety Overlay District. County water and sewer.
(Varina)

The applicant has requested deferral to the September agenda.

(Staff Report by: Anthony Greulich)

(Applicant’s Representative: B Tyson Catlett)

(Applicable Rezoning Cases and PUPS: _____ n/a _____)

SITE PLAN AND LIGHTING PLAN

POD2022-00248
Sweetspire
-North Gayton Road

Timmons Group for Eagle Construction of VA, LLC. and Christ Church Episcopal Church: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 32 two-story residential condominium units with two-car garages. The 15.35-acre site is located on the northern line of North Gayton Road, approximately 900 feet west of its intersection with Pouncey Tract Road (State Route 271), on parcel 737-769-4569 and 738-769-3891(part). The zoning is RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District. County water and sewer. **(Three Chopt)**

The applicant has requested deferral to the September agenda.

(Staff Report by: Spencer Norman)
(Applicant’s Representative: Brian Ditzler)
(Applicable Rezoning Cases and PUPS: REZ2021-00050)

SITE PLAN AND LIGHTING PLAN

POD2022-00329

HCA at Gateway Square
– 12401 W Broad Street (U. S.
Route 250)

Approved by Director on
08/24/2022

Townes Site Engineering for Mesa Commercial, LLC.: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a one-story 19,980 square-foot medical office building and remote onsite overflow parking lot and future pad site. The 2.5-acre portion of the 5.2-acre site is located on the southern line of W. Broad Street (U.S. Route 250), at the points of intersections with Bon Secours Parkway and Robert Attack Way, on parcels 730-765-7039 (part) and 730-765-1853. The zoning is B-2C Business District (Conditional), R-6C General Residence District (Conditional), and WBS-O West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposed single-story medical office building will be located along the southern line of W. Broad Street within the remaining pad area east of the recently approved Animal Hospital at Gateway Square. The residential development in the southern portion of Gateway Square is currently under construction. The medical office building is proposed to be constructed in a combination of brick, cementitious siding, and metal finishes. An additional remote parking lot to be located at the western border of the site is included with the plan, which will serve immediately as excess parking, while reserving area for a future small building pad. A site lighting plan is included for approval and includes pedestrian and area lighting compatible with the previously approved developments in Gateway Square, currently under construction.

The case was previously deferred from the July agenda to allow time to resolve fire protection and access concerns, resolve lighting plan comments, to confirm no portion of the building would encroach into the West Broad Street Overlay Buffer, and to confirm adequate building-integrated screening of rooftop equipment. All agencies can now recommend approval to the plan. 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.
16. All proffers and conditions approved as part of zoning case REZ2020-00009 and provisional use permit case PUP2020-00005 shall be incorporated in this approval.
17. In the event of any traffic backup which blocks the public right-of-way, as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
18. 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.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Zack Wilkins)

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

PRELIMINARY PLAT

[SUB2022-00123](#)

Virginia Center Commons
(August 2022 Plan)
– 10101 Brook Road (U.S.
Route 1)

**Approved by Director on
08/24/2022**

Bay Companies, Inc. for Shamin VCC, LLC & VCC Partners, LLC., and Stanley Martin Homes, LLC.: The 11.02-acre portion of the 24.07-acre site proposed for a subdivision of 146 townhouse dwellings is located on the northern line of Turning Point Drive, approximately 1,300 feet east of Brook Road (U.S. Route 1), within the Virginia Center Commons Form-Based Alternative Overlay Subdistrict, on parcels 784-771-9755 (part), 785-771-0111 (part), 785-771-7594 (part), and 784-770-0269 (part). The zoning is B-3C Business District (Conditional), R-6C General Residence District (Conditional), and FBA-O Form-Based Alternative Overlay District. County water and sewer. **(Fairfield)**
146 Lots

The current redevelopment proposal for consideration includes 146 townhouse dwelling lots to be located in the place of the current mall core area, which would be demolished to make way for this construction. Previous phases of redevelopment have been approved for the removal of three mall anchor tenant buildings to make way for the Sports Complex and for two 4-story apartment buildings. The only portion of the attached mall building planned to remain will be the American Family Fitness, originally a Leggett department store.

The overall layout for the mall area is included in the staff plan for informational purposes. The plan reserves nearly half of the project area for future development and contemplates a future layout of condominium units, some retail or other commercial uses, and an overall street grid pattern for the redevelopment. This information is included to demonstrate general compliance with the Virginia Center Commons Form-Based Alternative Overlay Subdistrict, which allows the applicant to utilize an alternative set of development standards that would not otherwise be permitted by the underlying existing zoning district. The Form-Based Alternative Overlay ordinance was adopted in 2021 to promote mixed-use, walkable development of higher densities without requiring additional zoning actions, while focusing on physical form to organize the development pattern, and applies only to specific target areas, or subdistricts, as identified in the ordinance.

As this request includes only the approval of the preliminary subdivision plat for the townhouse unit lots, a full plan of development proposal will follow on a future agenda. Further detailed evaluation of the overall layout components, including vehicular, pedestrian, and bike network components, streetscape elements, lighting, landscaping, and architectural details for the townhouse and condominium units, as well as other commercial uses within the development area, will be part of the plan of development technical review at the time.

Staff recommends conditional approval of the preliminary plat subject to the annotations on the plan, the standard conditions for townhouse dwelling subdivisions, and the following additional conditions:

14. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
15. The proffers approved as part of zoning cases C-26C-88, REZ2021-00021 and PUP2021-00007 shall be incorporated in this approval.
16. A maintenance agreement for improvements in the Turning Point Drive right of way, as deemed necessary by the Director of Public Works, shall be submitted to the Director of Public Works and approved prior to the issuance of a certificate of occupancy for this development.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: C-26C-88, REZ2021-00021, PUP2021-00007)