

# HENRICO COUNTY PLANNING DEPARTMENT

## DIRECTOR'S AGENDA

FOR

## SUBDIVISIONS AND PLANS OF DEVELOPMENT

*January 2022*  
*(Post Action)*



### **DEVELOPMENT REVIEW AND DESIGN DIVISION**

R. Joseph Emerson, Jr., AICP, Director of Planning  
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  
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Mounika Reddy Sudini, GIS Specialist  
Patricia Glenn, Office Assistant

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

### POD2021-00542

Regency Residential Phase II  
– Starling Drive

**Kimley-Horn for Regency Acquisitions, LLC and Regency Acquisitions II, 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 6-story, 81,172 square foot apartment building with 226 units and six-level interior structured parking. The 5.99-acre portion of the overall 42.5-acre urban mixed use district is located on the eastern line of Starling Drive, approximately 475 feet south of Quioccasin Road, on part of parcel 752-744-6336. The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer. **(Tuckahoe)**

**APPROVED BY DIRECTOR ON  
01/26/2022**

The second phase of residential development in the Regency Urban Mixed Use (UMU) District is proposed along Starling Drive, alongside the first phase of multifamily residential development, currently under construction in place of the former Sears building. The previous phase included a total of 320 dwelling units with the majority consisting of single and two-bedroom floor plans, with a limited number of three-bedroom floor plans. This second phase will include a similar mix of units with respect to bedroom count, with a total of 226 units this phase.

The overall site slopes downward from the north toward the south end, resulting in variable elevations for first level units between the south and north ends of the building. Building height from finished grade to the highest feature ranges between approximately 60 and 72 feet. Building height up to 100 feet is permitted at this location on site in accordance with the UMU zoning proffers and pattern book. The project continues to be subject to and is found to be compliant with the conditions and pattern book for zoning cases REZ2019-00021 and PUP2019-00009 approved by the Board of Supervisors on August 13, 2019.

This second phase of residential development was rendered conceptually on the overall site exhibit at time of the residential phase 1 approval. Construction of a new access point along Starling Drive, north of the established aligned entrance opposite Farmington Drive, is underway with the phase 1 plan, and will more directly serve the parking deck entrances for this phase and the phase 1 parking deck, both of which are accessed along the internal UMU private street within the newly established internal grid area. No additional entrances to Starling Drive are proposed with this phase. Sidewalk will be constructed along the Starling Drive frontage with this second phase, to include streetscape plantings and pedestrian lighting.

Adequate lighting levels meeting UMU requirements for illumination are demonstrated on the lighting plan with new LED fixtures of style consistent with the first residential phase of development.

The building finish will include a combination of face brick, cementitious panel siding, wood siding to tie in with the wood panel finishes implemented on other new buildings at Regency, and CMU, as well as accents of vertical seamed metal siding in traditional reds, grays, and alabaster tones, compatible with previous phases of redevelopment. A social courtyard will open outwardly to the north, and an interior accessed pool courtyard will also be included, similar to the phase 1 building. Each building provides dedicated amenities within the structure and dedicated structured parking to serve the units.

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.
15. The right-of-way for widening of Starling Drive 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.
16. The proffers approved as a part of zoning case REZ2019-00021 and PUP2019-00009 shall be incorporated in this approval.
17. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
18. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

**(Staff Report by Aimee Crady )**

**(Applicant's Representative: Laura Anderson )**

**(Applicable Rezoning Cases and PUPS: REZ2019-00021 and PUP2019-00009)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

### POD2021-00544

West Broad Village Capital  
Square Office  
– 2301 Old Brick Road

**Timmons Group for Excell WBV V LLC and Capital Square 1031:**  
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 four-story, 65,000-square foot office building with a first-floor parking structure for 45 vehicles. The 1.37-acre site is on the south line of Old Brick Road (private), between Duckling Drive (private) and Wild Goose Lane (private), on parcel 742-760-7253. The zoning is UMUC Urban Mixed Use District (Conditional) and WBS-O West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED BY DIRECTOR ON  
01/26/2022**

This plan would authorize construction of a 4-story professional office building, with a first-floor parking garage containing 45 parking spaces, and an adjoining surface parking area containing 46 parking spaces. The proposed development would occupy the A11 block of the West Broad Village urban mixed-use development. The property is subject to the proffers of zoning case C-012C-06 and the conditions of provisional use permit case P-002-06, both approved by the Board of Supervisors on March 14, 2006.

Capital Square is a real estate investment firm which is developing their headquarters on this site. The building is being custom built for a single owner/tenant. The new building will expand the customer base for the business in West Broad Village. The proposed professional office building is a permitted use in the Urban Mixed Use (UMU) zoning district. The proposed parking garage and surface parking area are permitted accessory uses. The proposed office building is in general conformance with West Broad Village's UMU conceptual master plan. The design elements of the site are generally consistent with the West Broad Village Masterplan Sketchpak. Staff notes that since the original UMU Master Plan for West Broad Village was approved by the Planning Commission in October of 2006, this block has been shown as future commercial-office development.

The proposed parking area behind the building will not be accessed from the alley behind the townhouses facing Liesfeld Parkway. Access to both the parking garage and the surface parking area is provided from Wild Goose Lane and Duckling Drive.

The proposed development satisfies Public Works and Public Utilities design standards, as well as zoning code requirements, including applicable zoning proffers and provisional use conditions.

The POD plans include a site lighting plan. The lighting plan satisfies UMU lighting requirements. Site lighting is provided by light poles and fixtures matching those used throughout West Broad Village.

A conceptual landscape plan is included for informational purposes to demonstrate ability and intent to conform with code requirements. A final landscape plan will be submitted for Planning Department review and approval. The plan will provide for alternative replacement of street trees along Old Brick Road, hardscape details for the plaza, foundation landscaping, details for rooftop terraces, screening for HVAC, solar, mechanical, and utility equipment, as well as how landscaping will be irrigated.

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.

15. The proffers approved as a part of zoning case C-012C-06 and the conditions of provisional use permit P-002-06 shall be incorporated in this approval.
16. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.

**(Staff Report by Mike Kennedy )**

**(Applicant's Representative: Brian Ditzler )**

**(Applicable Rezoning Cases and PUPS: C-012C-06 & P-002-02)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

### POD2021-00546

Landmark Section 3 –  
East Williamsburg Road (US  
Route 33)

**Bay Companies for Salvatore J. Cangiano and Godsey Properties, 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 70 two- and three-story townhouse units for sale. The 14.33-acre site is located on the north line of East Williamsburg Road (US Rt. 60) and the west line of Old Memorial Drive, on parcels 836-713-7564 (part) and 837-713-0631 (part). The zoning is RTHC Residential Townhouses (Conditional) and AS-O Airport Overly Safety District. County water and sewer. **(Varina)**

**APPROVED BY DIRECTOR ON  
01/26/2022**

This plan of development request for Landmark, Section 3 consists of 70 townhouse lots for sale. This is the third of 7 proposed sections per the masterplan. This section is part of the overall site rezoned by the Board of Supervisors with case REZ2020-00041. Conditional subdivision approval was granted for the entire 76-acre project by the Planning Commission at its June 23, 2021 meeting.

The layout is in substantial conformance with the proffered layout and the conditional subdivision. This section completes the east- west spine road, named Turtle Parkway, to Old Memorial Drive. Thirty units are located on the southern side of Turtle Parkway and 40 units are proposed on the north side of Turtle Parkway, both with parking and access on private roads. Additionally, there will be a second access point into the development with the construction of Old Time Road in the northern portion of this development.

Sidewalks are proffered to be installed along the front of lots and the public roads. A trail system is proposed throughout the development comprised of sidewalks and improved trails through the property. Stamped concrete paving will be provided for the pedestrian crossings at intersections within the development. Construction details for these improvements will be included within the POD prior to construction plan signature.

Proffered landscaping for the project requires a 10' transitional buffer along the east-west road for the length of the road as sections are submitted. Proffers also require a 2.5-inch caliper tree every 35-feet +/- along all interior roads and parking areas. There is a 25-foot transitional buffer with a fence proffered along E. Williamsburg Road (US Route 60). By zoning code, there is a 15% canopy requirement and 5% interior parking lot canopy required per section.

The applicant submitted a lighting plan with the POD submission. Staff has requested additional lighting along the public right-of-way and in the parking areas and the applicant has agreed to provide the additional lighting. The proposed fixtures are night sky compliant and proffered to be a maximum of 15 feet tall. The developer is also providing 6-foot-tall yard lights that will be hardwired and cannot be cut off by an individual property owner.

The developer is proposing 3 different models of two- and three-story townhomes for this section with 60 of the proposed units having frontload garages. The units without garages are 20 foot wide and 36 feet deep. Some of the garage units are 20 feet wide and 60 feet deep and others are 20 feet wide and 46 feet deep providing a variety of unit styles. The 3-story unit is 36 feet tall, under the 45 foot height limit. Per proffers, all dwelling units have exposed exterior walls of stone, dryvit, brick, hardi-plank, vinyl siding or a combination of the foregoing with 30-year roof shingles.

The staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, 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.
15. The unit house numbers shall be visible from the parking areas and drives.
16. 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.
17. The subdivision plat for Landmark Section 3 shall be recorded before any building permits are issued.
18. 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.
19. A concrete sidewalk meeting County standards shall be provided along both sides of all interior roads.
20. The proffers approved as a part of zoning case REZ2020-00015 shall be incorporated in this approval.
21. 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.
22. 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.
23. 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.
24. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Josh Krolewski )**

**(Applicable Rezoning Cases and PUPS: REZ2020-00015)**

## PLAN OF DEVELOPMENT

### POD2021-00548

The Ridings at Warner Farm  
Section 2 –  
Long Bridge Road

**Timmons Group for KCA/Camp Hill Investments LC, and D. R. Horton, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 212 townhouse units for sale, 172 single family dwellings on zero lot lines, and 75 single family dwellings for a total of 459 dwelling units. The 232.26-acre site is located at the northwest corner of the intersection of New Market Road (State Rt 5) and Long Bridge Road, continuing east along the northern line of Long Bridge Road to the intersection of Yahley Mill Road and continuing north approximately 2,700 feet on the western line of Yahley Mill Road, on parcels 833-682-5297 (part) and 830-682-3002. The zoning is RTHC Residential Townhouse District (Conditional), R-5AC General Residence District (Conditional), R-2AC One-Family Residence District (Conditional), B-2C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**APPROVED BY DIRECTOR  
ON 02/01/2022**

The proposed plan of development for The Ridings at Warner Farm Section 2 includes 212 townhouse dwellings for sale and 247 single family homes, including 75 traditional single family detached units, and 172 single family detached units with zero-lot lines. The overall plan includes zoning categories of RTHC, R-5AC, R-2AC, and B-2C and is subject to the proffers and exhibits of zoning case C-10C-12, approved by the Board of Supervisors on June 10, 2012. The exhibits refer primarily to the pattern book adopted with the zoning, which includes a masterplan and design details for housing, street layout and classification, landscaping, and lighting for the development.

The overall 576-acre project was initially rezoned from A-1 Agricultural District to majority R-2AC Residential District in 2005, then subsequently rezoned in 2012 to include the additional housing types and densities under conditional residential zoning categories of R-2AC, R-5AC, and RTHC. The larger lot R-2AC units around the perimeter of the development were retained to reflect the rural vistas of the surrounding community. The current developer for the site, D.R. Horton, applied for rezoning in 2021, but that case has been withdrawn and therefore the land remains subject to the 2012 proffers and design book, in addition to the provisions of the county code.

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

A second, more recent preliminary plat (SUB2021-00157) was approved on the December 2021 Director's Agenda for 212 townhouse lots for sale. The current request is for the subsequent plan of development covering the 232.26-acre parcel to include the 212 townhouse lots for sale granted conditional subdivision approval by preliminary plat in December 2021, and 172 single family dwelling on zero-lot line units, and 75 single family dwellings granted conditional subdivision approval with the 2012 conditional plan. The R-2AC-zoned portion of the current POD consists of 106 acres. The remaining 126.25 acres in this POD is within the RTHC, R5AC, and B-2C Business zoning districts, inclusive of the proposed road improvements.

The layout is in substantial conformance with the proffered layout in the pattern book, the previous approved 2012 conditional plan, and the December 2021 preliminary plan. All proposed lots will be served by public water and sewer, all utility lines shall be underground.

The intersection realignment of New Market Road (US Route 5) and Long Bridge Road is proposed with this POD within the B-2C portion of the site and will provide the main entrance into the project and village portion of the POD. An entrance feature is proffered to include landscaping and a brick or stone base shall be provided. No additional development within the B-2C portion is proposed with this plan.

The first part of the development, entering the project from Long Bridge Road relocated on the village center street named Fountain Grove Drive, includes the 172 single family detached on zero-lot line units (R-5AC) on approximately 91.2 acres. The developer has provided various building elevations that demonstrate front, side, and rear loaded 2-car garages. Access to side- and rear-loaded garage units are provided from alleyways. Required parking spaces provided in garage driveways will have a minimum dimension of 9-feet by 18 feet for each parking space, exclusive of sidewalks. Additional parking is provided on both sides of Fountain Grove Drive, and parallel parking spaces along one side of the rest of the village streets is provided. Proposed streets are to be constructed with 24-foot-wide pavement, with a 4-foot verge for landscaping, a 5-foot sidewalk, and a 1-foot maintenance strip on each side, roll face curb and gutter, and an 8-foot-wide parallel parking space, for a total 54-foot right-of-way, and conforming to the pattern book design. Variations among the proposed design and the pattern book result from provision of adequate curb width, the 5-foot ADA sidewalk requirement, and necessary maintenance areas along the right-of-way. Despite overall right-of-way width differences between the POD and pattern book, the design concept is retained. The streets in this section are private except for the village center street, Fountain Grove Drive.

The proffers require minimum finished floor areas, exclusive of garages for the R-5AC homes, to meet or exceed 1,700 square feet, with a minimum of 50% of the units being a minimum of 2,000 square feet. All homes are on crawlspaces. Twenty-five percent of all R-5AC homes, in the aggregate, including 25% of the homes facing the village center street, shall either have all brick, stone and/ or cultured stone or cementitious siding or a combination of the forgoing is permitted. Also, all brick, stone and or/ cultured stone fronts shall wrap at least 12 inches around the corner of the side elevations. Other proffered exterior wall material includes brick, stone, cultured stone, high-grade vinyl, composite type siding, or a combination of the forgoing is permitted.

West of the R-5AC zoning is the townhouse development (RTHC), consisting of 212 lots for sale on 31.4 acres. The developer has provided building elevations that provide single front loaded, as well as single and double rear loaded garages. Alleys provide access to rear load garage units and include a portion of the required parking within parking lots. Parallel street parking is provided along Bassett Hall Place. Parking spaces provided in garage driveways will have a minimum dimension of 9 feet by 18 feet for each parking space, exclusive of sidewalks and drives. Proposed streets are to be constructed with a 24-foot-wide pavement section, and a 4-foot verge for landscaping, 5-foot sidewalk, and 1-foot maintenance strip on each side, with roll face curb and gutter, for a total 46-foot right-of-way conforming to the pattern book design.

By proffer, the finished floor area of any RTHC home, exclusive of garage, shall be a minimum of 1,500 square feet, with a minimum of 25% of the units being a minimum of 1,700 square feet of finished floor area exclusive of garages. Twenty-five percent of all RTHC homes, in the aggregate shall have either all brick, stone, and/or cultured stone fronts that shall wrap at least 12 inches around the corner of the side elevations. Other proffered exterior wall material includes brick, stone, cultured stone, high-grade vinyl, composite type siding, or a combination of the forgoing is permitted.

Sidewalks are proffered to be installed along the front of lots in both the RTHC and R-5AC portions as well as 2.5-inch caliper street trees spaced every 40-feet along both sides of the roads in those zoning districts. In the R-2AC portion of the project, trees are required every 50-feet on both sides of the streets. Sidewalks and trails are offered along one side of the street. Final placement of required drainage infrastructure is being coordinated to eliminate conflicts with proffered landscaping.

The 75 single family detached dwellings proposed on 106 acres in the R-2AC portion of the property require paved driveways. Fifty percent of the garages on the houses are required to be rear or side loaded, and the pattern book further defines the requirement for rear or side loaded garages based on lot width. The minimum lot size is 13,500 square feet.

Proffers require thirty-five percent of all R-2AC homes in the aggregate shall have either all brick, stone, and/or cultured stone fronts that shall wrap at least 12 inches around the corner of the side elevations. Other proffered exterior wall material includes brick, stone, cultured stone, high-grade vinyl, composite type siding or a combination of the foregoing is permitted.

A proffered 35-foot transitional buffer along Long Bridge Road and Yahley Mill Road applies. Both the RTHC and R-5AC portions of the project are subject to a 15% tree canopy requirement that must be met on site and parking lots are subject to a 5% internal greenspace requirement and peripheral parking lot landscaping requirements of the code. A schematic rendering has been received to demonstrate the proffered amenities to be provided.

As of the preparation date of this agenda, the Departments of Planning and Public Works Engineering cannot recommend approval of the POD. Planning has requested a revised plan that relocates the temporary sediment basin outside of the proffered 35-foot buffer along Long Bridge Road. A final grading plan for the site must be submitted to determine the limits of clearing and determine if temporary sediment basins would become permanent to finalize the locations. Public Works Engineering cannot recommend approval because the floodplain boundary needs to be adjusted to reflect the Preliminary Special Flood Hazard Area (SFHA) maps where those maps are more restrictive than the current effective maps. Floodplain encroachment resulting on any lots may impact the layout and unit yield.

The engineer has submitted revised plans, exclusive of grading plans, to address Engineering's comments. The revised plans submitted are under review and additional grading plans are outstanding. The Director of Planning is not able to approve the POD until the issues detailed above are addressed. In addition to the annotations on the plan and standard conditions for plans of this type, the following conditions are also recommended:

15. The unit house numbers shall be visible from the parking areas and drives.
16. 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.
17. The subdivision plat for The Ridings at Warner Farms shall be recorded before any building permits are issued.
18. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

19. 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.
20. 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.
21. A concrete sidewalk meeting County standards shall be provided along the sides of all interior roads in accordance with zoning case C-10C-12.
22. The proffers approved as a part of zoning case C-10C-12 shall be incorporated in this approval.
23. 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.
24. 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.
25. 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.
26. 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.
27. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
28. The right-of-way for widening of New Market Road (US Route 5) as shown on approved plans shall be dedicated to VDOT prior to recordation of the subdivision plat for The Ridings at Warner Farm. 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.
29. Off-site water line approved for Section 1 shall be completed before any Certificate of Occupancy for Section 2 can be issued.
30. The Long Bridge Sewage Pumping Station and Force Main shall have a Certificate to Operate and be accepted for operation before any Certificate of Occupancy can be approved for Section 2.

**(Staff Report by Christina Goggin )**  
**(Applicant's Representative: Jon Murray )**  
**(Applicable Rezoning Cases and PUPS: C-10C-12)**

## SITE PLAN AND LIGHTING PLAN

### **POD2021-00373**

Royal Farms at 7411 West  
Broad Street  
-7411 West Broad Street (U.S.  
Route 250)

**Rummel Klepper & Kahl LLP for North Gayton Company LLP and ARLS Properties LLC:** Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 and Article 5 of the Henrico County Code, to construct a one story, 5200 square foot convenience store with fuel pumps. The 2.1-acre site is located on the northwest corner of the intersection of West Broad Street (U.S. Route 250) and Willard Road on part of parcel 766-748-0196. The zoning is M-1 Light Industrial. County water and sewer. **(Tuckahoe)**

**The applicant has requested a deferral to the February 2022 Director's agenda.**

**(Staff Report by Tony Greulich)**

**(Applicant's Representative: Bill Johns)**

**(Applicable Rezoning Cases and PUPS: N/A )**

## SITE PLAN

### **POD2021-00410**

Travis Auto Center 2 at 4200  
Nine Mile Road (State Route  
33)  
-4200 Nine Mile Road

**Goodfellow, Jalbert, Beard & Associates, Inc. for Leelwattie Ramashwar and Nine Mile HTLK, LLC.:** Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a one story, 5,000 square foot automotive repair center with 8 service bays. The 1.06 -acre site is located on the north line of Nine Mile Road (State Route 33), approximately 250 feet west of its intersection with East Richmond Road, on parcel 808-722-7565. The zoning is B-3C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**The applicant has requested a deferral to the February 2022 Director's agenda.**

**(Staff Report by Mike Kennedy )**

**(Applicant's Representative: Bonnie D Beavers )**

**(Applicable Rezoning Cases and PUPS: C-005C-11 )**

## SITE PLAN AND LIGHTING PLAN

**POD2021-00509**  
Sheetz at Regency  
– Quioccasin Road

**Kimley-Horn for Regency Quioccasin Road, LC and Sheetz, Inc.:**  
Request for approval of a site plan and lighting plan as required by Chapter 24, Section 24-2315 of the Henrico County Code, to demolish a vacant 33,765 square foot automobile service facility and construct a one-story, 6,138 square foot convenience store with fuel pumps and drive-through facilities. The 3.23-acre site is on the southeast corner at the intersection of Quioccasin Road and Starling Drive, on parcel 752-744-6664. The zoning is B-3 Business District. County water and sewer. **(Tuckahoe)**

**APPROVED BY DIRECTOR ON  
01/26/2022**

The applicant proposes to demolish the vacant former Regency Sears Automotive service building and construct a new Sheetz convenience store with fueling and drive through restaurant services. Unlike the residential phase of construction on this agenda, this parcel is not part of the conditionally zoned Regency Urban Mixed Use District (UMUC), but a B-3 zoned site without conditional zoning proffers. As part of the ongoing redevelopment of the overall Regency Mall site, however, the redevelopment will feature many upgrades to the site consistent with the UMU redevelopment.

The plan layout provides for right of way dedication for Starling Drive and Quioccasin Road widening, to construct sidewalks along both frontages and a right turn lane into the Regency development from Quioccasin Road. No new entrances are proposed from Starling Drive with this plan. The Sheetz site will be accessed from existing internal mall driveways. A widened streetscape buffer along the public roads and the internal drives, resulting from site modifications proposed, will allow for enhanced landscaping and lighting of pedestrian ways that tie into the overall Regency pedestrian network and outer streetscape.

The lighting plan is included and demonstrates compliance with the ordinance requirements for lighting on convenience store sites. Information has been submitted to the Division of Police in accordance with the ordinance requirement for a CPTED plan where 24-hour use is proposed, which will continue to be evaluated and verified throughout the subsequent review and permitting phases of the project.

The building will be constructed primarily of red brick, with a roof parapet of height adequate to screen all rooftop equipment. All building sides are articulated in various ways to include doors, windows, and awnings.

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.
15. The right-of-way for widening of Starling Drive and Quioccasin 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.
16. A concrete sidewalk meeting County standards shall be provided along the southern side of Quioccasin Road and the eastern side of Starling Drive.

17. 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.
18. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
19. The applicant, owner, or operator shall meet with the Henrico County Police Division prior to issuance of the Final Certificate of Occupancy to ensure compliance with the approved CPTED Plan.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Laura Anderson )**

**(Applicable Rezoning Cases and PUPS: \_\_\_\_\_ N/A \_\_\_\_\_)**

## PRELIMINARY PLAT

### SUB2021-00134

Fairways (October 2021 Plan)  
(Formerly Glenwood)  
- 3100 Creighton Road

### Bay Companies Inc. for Glenwood Golf Club, Inc., Godsey Properties:

The 121.15-acre site proposed for 290 single family dwellings is located on the north line of Creighton Road at its intersection with Gordon Lane heading east on Creighton Road, approximately 3,500 feet to the Virginia Dominion Power easement, on parcels 804-726-5470 and 804-726-5470.001. The zoning is R-5AC General Residence District (Conditional) and AS-O Airport Safety Overlay District (part). County water and sewer. **(Fairfield) 290 Lots**

**APPROVED BY DIRECTOR ON  
01/26/2022**

This preliminary plat approval request for Fairways consists of 290 single family lots. The site was rezoned by the Board of Supervisors September 14, 2021 with cases REZ2021-00005 and PUP2021-00001.

The layout is in substantial conformance with the proffered layout. The layout also shows the proffered active/passive amenity areas for the proffered amenities such as grills and tables, pavilions, walking trails and bridges connecting the eastern and western sides of the subdivision and Hidden Creek Recreation Center. The details of the improvements for each future section will be included in the plan of development prior to signature. Sidewalks are proffered to be installed along at least one side of all new roads and along the Creighton Road frontage.

Per proffers, all dwelling units shall have exposed exterior walls of stone, dryvit, brick, vinyl siding or a combination of the foregoing or other materials as approved by the Director of Planning. All foundations below the first-floor level shall be brick or stone. All homes are proffered to have a 1 car garage with a paved driveway. Proffers also require 30% of both sides of the development and a minimum of 35% of all lots to have rear or side load garages.

Lot widths and lot areas are also proffered. At least 60% of the lots shall be 70-feet or greater width with a lot area of 9,500 square feet. No lot shall be less than 67-feet wide or less than 8,000 square feet in area.

After preliminary plat approval, a plan of development and final subdivision plat are required to be submitted for review and approval prior to land disturbance for the project.

The staff recommends preliminary plat approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat
14. A county sidewalk shall be constructed along one side of all new roads and the western side of Creighton Road.
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 REZ2021-00005 shall be incorporated in this approval.

17. Prior to approval of a final plat for lots 53 through 65 as shown on the preliminary plat, the applicant shall provide evidence of clear title for the connection to Carneal Street as deemed satisfactory to the Director of Planning and County Attorney.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Josh Krolewski)**

**(Applicable Rezoning Cases and PUPS: REZ2021-00005)**

## PRELIMINARY PLAT

### **SUB2021-00187**

Ridings at Warner Farm  
(January 2022 Plan) –  
Yahley Mill Road

**APPROVED BY DIRECTOR ON  
01/26/2022**

**Timmons Group for KCA/Camp Hill Investments LC, and D R Horton Inc.:** The 204.26-acre site proposed for 124 single family dwellings is located on the west line of Yahley Mill Road, approximately 300-feet north of its intersection with Union Grove Road, continuing north along Yahley Mill Road to approximately 1,500-feet south of its intersection with Darbytown Road, on parcels 833-682-5297 (part), 833-686-7681, and 832-688-9219. The zoning is R-2AC One-Family Residence District, A-1C Agricultural District, and AS-O Airport Safety Overlay District. County water and sewer. **(Varina) 124 Lots**

This request for preliminary plat approval for The Ridings at Warner Farms (January 2022 Plan) includes 124 single family lots on 204.26 acres. This plat is the third section submitted for preliminary plat approval for the master planned property.

The 576-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 permit different housing types within the development with zero lot line single family dwelling lots and townhome 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 first conditional (now called Preliminary Plat) section of The Ridings at Warner Farms included 314 R-2AC and R-5AC lots and was approved by the Planning Commission in 2012. The second preliminary plat for 212 townhouses was approved in December 2021. An application for Final Plat approval was submitted in 2014 for 67 of the R-2A lots that access from Turner Road and staff granted Final approval to the plan 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. A Plan of Development is currently under review for The Ridings at Warner Farms Section 2 (POD2021-00548) for the townhouses, the zero-lot line single family dwellings and some single-family lots.

The layout for the 124 lots under consideration is in substantial conformance with the proffered layout in the proffers and pattern book. 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 single-family dwelling development, a Final Plat and construction plans, which will contain additional details regarding lot conformance, stormwater management, drainage, erosion and sediment control, public utility improvements, proffered amenities and trails, sidewalk and trail location details, and conceptual landscaping will need to be submitted for review and Director's approval. After the Director's approval, the construction plans will need to be submitted for approval by all review agencies before land disturbance can be approved for this portion of the project.

The staff recommends preliminary plat approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. A County sidewalk shall be constructed along the one side of the project roads.
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. Off-site water line approved for Section 1 shall be completed before any Certificate of Occupancy for Section 3 can be issued.
18. The Long Bridge Sewage Pumping Station and Force Main shall have a Certificate to Operate and be accepted for operation before any Certificate of Occupancy can be approved for Section 3.

**(Staff Report by Christina Goggin )**

**(Applicant's Representative: Jon Murray)**

**(Applicable Rezoning Cases and PUPS:           C-10C-12          )**

## LANDSCAPE PLAN

### **POD2021-00508**

Sunset Hills Square –  
7240 Patterson Ave

**APPROVED BY DIRECTOR ON  
01/26/2022**

**Koontz Bryant Johnson Williams, Inc. for Muds Associates, LLP:**  
Request for approval of a landscape plan, as required by Chapter 24, Article 5 of the Henrico County Code. The 2.81-acre site is located on the south line of Horsepen Road, approximately 400 feet west of Three Chopt Road, on part of parcel 762-740-9594. The zoning is B-2C Business District (Conditional) and O-1 Office District. County water and sewer. **(Tuckahoe)**

The Sunset Hills Square landscape plan includes details for the proffered landscape buffers required by rezoning case REZ2019-00026, approved by the Board of Supervisors on October 8, 2019. The overall site has been redeveloped in two phases. This plan addresses the second phase of redevelopment for the medical office building.

The proffers require installation of a 25-foot wide landscape buffer along both Horsepen Road, and the plan demonstrates quantities that meet the transitional buffer 25 requirements of the code. With preservation of multiple existing trees providing tree canopy coverage on site, the plan will exceed the required tree canopy coverage required by code by nearly double. A variety of tree species are proposed and are placed with careful consideration of sight lines to maintain safe visibility.

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

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Gary Lee Scottow)**

**(Applicable Rezoning Cases and PUPS: REZ2019-00026 )**