

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 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
Spencer Norman, County Planner
Kristin Smith, County Planner
Salim Chishti, ASLA, County Planner
Phillip Bariteau, County Planner
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00146
2001 Dabney Road
– 2001 Dabney Road

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 334-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 has requested deferral to the August agenda.

(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

POD2022-00321

Henrico Firehouse #23
–5618 Nine Mile Road

Koontz Bryant Johnson Williams, Inc. 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 13,409 square foot firehouse with a mezzanine and related site improvements. The 5.03-acre site is located at the northwest corner of the intersection of Nine Mile Road (State Route 33) and Westover Avenue at 5618 Nine Mile Road, on parcel 816-726-4476. The zoning is R-3 General Residence District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**Approved by Director on
07/27/2022**

The Newbridge Firehouse #23 property is zoned R-3 Single-Family Residence District and is not subject to any proffers. Firehouses are permitted in all zoning districts, subject to a Plan of Development approved by the Director of Planning. Adjacent properties to the west, south, and east are zoned R-3 Single-Family Residence District. The adjoining property to the north is zoned A-1 Agricultural District. A POD for construction of a church on that property was approved in 2018, but has not received construction plan approval. The homes on adjacent properties were constructed in the period between 1937 and 1981. Currently only two single family homes front on the unimproved Prescott Street located to the west, but additional dwellings could be constructed in the future.

Nine Mile Road (State Route 33) for this segment is classified as a Minor Arterial Road on the 2026 MTP and is maintained by VDOT. It will have an 80-foot wide right of way, consisting of a four-lane undivided cross section, with additional dedicated right turn lane along this property. Where Westover Avenue adjoins this property, it is a local road maintained by Henrico County. It will have a 60-foot wide right of way and 40-foot pavement section to accommodate emergency vehicle turning movements. Emergency vehicles will have direct access to Nine Mile Road (State Route 33). Returned emergency vehicles and passenger vehicles will access the site from Westover Avenue. There will be an emergency services traffic signal where emergency vehicles enter Nine Mile Road (State Route 33). VDOT has approved this proposed emergency signal that can be actuated by the emergency vehicles as they approach the street. Both street frontages will be widened and be improved with 5-foot-wide sidewalks, curb, and gutters.

The proposed one-story 13,409-square foot firehouse includes an 894-square foot mechanical mezzanine and is designed to satisfy LEED Silver requirements. The firehouse will have three bays and living accommodation for 13 fire fighters, including a Captain and Battalion Chief. The floor plan provides individual bunk rooms with private gender-neutral bathrooms, as well as common areas that include a turnout equipment room, decontamination room, a combined kitchen/dinning/day room area, and a fitness center. The oversized bays will accommodate engines, fire medic, ladder trucks and additional specialized trucks as needed.

The building is contemporary in design with primarily masonry walls and stone, and white standing seam metal roofs. The exterior wall will primarily be finished with “Old Richmond” red brick veneer with an “Oyster” grey brick veneer forming a base, stopping at a water table under

windows and providing accents around the building exterior. The front bay doors will have “Ruby Red” folding panels with large glass fields and the rear bay doors will be “Stone” white roll-up bay doors with window panels. The accessory storage building for property-maintenance and the self-contained breathing apparatus (SCBA) building will both have “Oyster” grey Brick Veneer walls and “Stone” white standing seam metal roofs to match the main building. A portion of the living area will have a flat roof with a parapet wall to accommodate and screen HVAC equipment. The proposed dumpster pad will be enclosed with a 6-foot-high masonry wall matching the other accessory buildings and will have solid metal gates. The generator will be enclosed with a sound insulated wall and a gate to match the dumpster enclosure. Additionally, screen walls will be provided along the outdoor patio area adjoining the common area.

The building and parking exceed minimum setbacks. Sufficient parking is provided on-site to accommodate two shifts of fire fighters, with a third of the five-acre site being reserved as open space that will be maintained as a grass field that will accommodate community functions.

The Stormwater Management (SWM) facility will be buffered from the undeveloped street to the west by an existing natural buffer, located within an excess portion of the right of way. The existing buffer will be supplemented on the site with understory planting. A metal fence will be provided along the western and southern sides of the SWM facility and a 25-foot-wide buffer planted to the 35-foot transitional buffer requirements will be provided along the western boundary of the development. Perimeter parking area landscaping will be provided along the northern and southern boundaries of the development.

The proposed drives and parking area will be illuminated with sharp cutoff LED fixtures mounted on 13-foot-high poles with two-foot-high concrete bases. The aprons and service drives for emergency vehicles will be illuminated with sharp cutoff LED light fixtures mounted on 18-foot-high poles with two-foot-high concrete bases. Additional building mounted sharp cutoff LED light fixtures will supplement the proposed pole mounted fixtures. Lighting levels will not impact the adjoining residential properties.

A need for a firehouse in this area was identified by the Department of Fire based on their past and current Capital Improvements Program (CIP). Construction of Newbridge Firehouse #23 was included in the 2016 General Obligation Bond Referendum. A determination of Substantially in Accord (SIA) with the County’s Comprehensive Plan was approved by the Board of Supervisors on October 13, 2018 (SIA2018-00001). The SIA staff report indicated the subject property is geographically well positioned to handle service calls from the outer reaches of three existing fire zones closest to the site and will reduce response time.

A neighborhood meeting was held on February 28, 2022, to review the proposed plan with adjoining property owners by the Division of Fire. No opposition to the proposed plan was expressed.

All site development issues have been resolved to the satisfaction of the review agencies. 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. A plat for the widening of Westover Avenue right-of-way, 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. The developer shall provide evidence of recordation to the Director of Public Works.
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. A concrete sidewalk meeting County standards shall be provided along the west side of Westover Avenue.
19. A plat for the widening of Nine Mile Road (State Route 33) right of way as shown on the approved plan shall be submitted to the Real Property Division prior to approval of construction plans. The plat shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The developer shall provide evidence of recordation to the Director of Public Works.
20. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
21. 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 Director of Public Works prior to any occupancy permits being issued.
22. 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.
23. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Nine Mile Road (State Route 33).
24. 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: Simon Mueller)

(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 AND ALTERNATIVE LANDSCAPING PLAN

POD2022-00239

Automobile Sales and Service
at 3208 Mechanicsville
Turnpike (U.S. Route 360)

Bowman Consulting Group for Little Lagos Fashion, LLC:
Request for approval of a site plan, lighting plan and alternative landscaping plan, as required by Chapter 24, Section 24-2315, 24-5303.B and 24-5310 of the Henrico County Code, to construct a one-story 375 square foot vehicle sales office and a one-story 4,000 square foot office and two-bay service station. The alternate landscaping plan reduces the transitional buffer width in two locations. The 0.73-acre site is located on the west line of Mechanicsville Turnpike (U.S. Route 360) at the intersection with Yeadon Road, on parcels 801-732-3698, 801-733-4209, and 801-733-3308. The zoning is B-3 Business District, R-4 One-Family Residence District, and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield)**

**Approved by Director on
07/27/2022**

Staff has worked with the developer on generating elevations that blend in with the businesses that are adjacent and across Mechanicsville Turnpike. The exterior of both buildings are comprised of grey split face CMU block and windows. The smaller office building has been further enhanced with the addition of a brick base, shutters, a gable, asphalt roof and residential porch lights. The larger building is approximately 24' high and the smaller one is approximately 13' high.

The site is split unconditioned R-4 and B-3 zoning and the location of the transitional buffer has been adjusted to the perimeter of the site, adjacent to the existing subdivision. The conceptual landscape plan addresses the required quantity of vegetation to satisfy a Transitional Buffer 35 through a mixture of existing vegetation to remain and proposed plantings. The existing vegetation to remain is a mature undisturbed area. Additionally, the applicant has agreed to meet staff in the field prior to the approval of the landscape plan to discuss the transitional buffer area to determine if supplemental landscaping is required to compensate for the reduced buffer width as noted with the alternative landscape plan.

Due to the proximity to residentially zoned property, the maximum light pole height permitted is 15 feet. The proposed lighting plan, including, fixtures and poles meet all code requirements.

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. A plat for the widening of Mechanicsville Turnpike (U.S. Route 360) right of way as shown on the approved plan shall be submitted to the Real Property Division prior to approval of construction plans. The plat shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to

requesting occupancy permits. The developer shall provide evidence of recordation to the Director of Public Works.

17. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
18. 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 Director of Public Works prior to any occupancy permits being issued.
19. A concrete sidewalk meeting VDOT standards shall be provided along the western side of Mechanicsville Turnpike (U.S. Route 360).
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. The owners shall not begin clearing of the site until the following conditions have been met:
 - 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.
 - 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.
 - 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.
 - 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.
22. Outside storage shall not be permitted.
23. Prior to approval of construction plans, a request shall be submitted to vacate the Brentwood Section B subdivision plat features within the property.

(Staff Report by: Tony Greulich)

(Applicant's Representative: Kevin Deloye)

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

SITE PLAN AND LIGHTING PLAN

POD2022-00248
Sweetshire
-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 August 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)

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 applicant has requested deferral to the August agenda.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Zack Wilkins)

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