

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

JUNE 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 July agenda.

(Staff Report by Mike Kennedy)

(Applicant’s Representative: Amelia Wehunt)

(Applicable Rezoning Cases and PUPS: PUP2022-00002)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00247](#)

Sadler Square Section 1
– 11572 Edinburgh Road

Youngblood, Tyler & Associates, P.C. for MS Richmond Investor, 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 47 zero lot line single family dwellings. The 12.38 -acre site is located on the west line of Glasgow Road at its intersection with Scotland Lane and the northeast intersection of Edinburgh Road and Belfast Road, on parcels 744-762-4165, 744-762-4780, 744-762-5294, 744-762-9757, and 745-762-0472. The zoning is R-5AC General Residence District (Conditional). County water and sewer. **(Three Chopt)**

**Approved by Director on
06/22/2022**

This proposed Plan of Development for 47 single family dwellings is consistent with the requirements of zoning case REZ2021-00008, approved by the Board of Supervisors on February 9, 2021. The Planning Commission approved the conditional subdivision for 128 lots September 22, 2021

The layout is in substantial conformance with the proffered layout. Sidewalks are provided along both sides of all new roads, and along the Edinburgh and Belfast Road redevelopment frontage.

The applicant has agreed to provide amenities for this section with a tot lot, though not proffered or required. Staff requested, and the applicant has agreed, to provide subdivision streetlights every 230-260 feet to be consistent with the adjacent neighborhoods. A hardwired photo sensitive light will be provided at each front door.

Per proffers, all dwelling units shall be constructed of brick, stone, EFIS, Hardiplank, LP SmartSide or equivalent. The front elevation of all the homes shall contain a minimum of 50% brick and stone. All homes are proffered to have a 2-car garage with a paved driveway.

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
16. The proffers approved as a part of zoning case REZ2021-00008 shall be incorporated in this approval.
17. The subdivision plat for Sadler Square Section 1 shall be recorded before any building permits are issued.
18. 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.
19. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternative building types provided that each may be located within the building footprint shown on the approved POD or Site plan. Any deviation in building footprint or infrastructure shall require submission and approval of a revised site plan.

20. The mechanical equipment for each building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to located other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot

(Staff Report by: Christina Goggin)

(Applicant's Representative: Anne W. Tignor, P.E.)

(Applicable Rezoning Cases and PUPS: REZ2021-00008)

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 July agenda.

(Staff Report by: Anthony Greulich)

(Applicant’s Representative: B Tyson Catlett)

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

PRELIMINARY PLAT

[SUB2022-00043](#)

Parkside Townes (April 2022 Plan)

–5401 Whiteside Road and 1401 E Williamsburg Road (U.S. Route 60)

Approved by Director on 06/22/2022

Christopher Consultants for Young Men’s Christian Association of Greater Richmond and HHHunt Communities: The 26.79-acre site proposed for a subdivision of 123 townhomes for sale is located at the southeast corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road, on parcel 834-713-4519 and 833-713-9819 (part). The zoning is RTHC Residential Townhomes District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina) 123 Lots**

The proposed subdivision for 123 residential townhome lots for sale is consistent with the conceptual layout and proffers included with recent zoning case, REZ2021-00066, approved by the Board of Supervisors January 24, 2022. A combination of unit types are contemplated, including with and without garages, both single and double-car units. A combination of front-loaded and alley-loaded garages are included. The details for proffered amenities, architectural elevations, landscaping, and lighting will be evaluated with the future plan of development submittal. This request is for conditional approval to the preliminary plat for 123 lots only.

As of the preparation of this agenda, review of the RPA delineation is still pending confirmation by the Department of Public Works Environmental division. All other agencies are recommending approval to the preliminary plat. Should action be made on this request, staff recommends, in addition to the annotations on the plan and the standard conditions for residential townhouse for sale subdivisions, the following additional conditions:

- 14. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
- 15. A County standard sidewalk shall be constructed along the eastern side of Whiteside Road.
- 16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
- 17. The proffers approved as part of zoning case REZ2021-00066 shall be incorporated in this approval.

(Staff Report by: Aimee Crady)

(Applicant’s Representative: Steve Worthington)

(Applicable Rezoning Cases and PUPS: REZ2021-00066)

LANDSCAPE PLAN

[POD2022-00240](#)

Woodson Hills at Bacova,
Section 2
– 12161 Kain Road

**Approved by Director on
06/22/2022**

Youngblood, Tyler & Associates, P.C. for Bacova SP, LLC.: Request for approval of a landscape plan, as required by Chapter 24, Article 5 of the Henrico County Code. The 6.114-acre site is located on the southwestern line of Kain Road and at the terminus of Bacova Club Court, approximately 600 feet north of Liesfeld Farm Drive, on parcel 738-767-1231. The zoning is R-5AC General Residence District (Conditional) and C-1C Conservation District (Conditional). County water and sewer. **(Three Chopt)**

The request for landscape plan approval is in accordance with the proffered conditions of applicable zoning case REZ2019-00030, which require a landscape buffer along Kain Road as well as landscaping on each lot.

The landscaping on each lot includes the required tree at 2.5-inch caliper and sod and irrigation in areas detailed on the typical lot landscaping diagram in the staff plan. The proffered 25-foot buffer along the southern line of Kain Road includes the same fence as previous neighborhoods in the Bacova development. This plan demonstrates plant material in accordance with the transitional buffer 25 standards for the full width of the buffer, which will be planted in addition to any natural buffer area retained in the wetland area at the western end of the buffer. At time of installation, the proposed material may be shifted for field location if needed to create a seamless transition between the new plant material and the areas of mature vegetation.

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

(Staff Report by: Aimee Crady)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2019-00030 and REZ2021-00016)