

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

MARCH 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
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Kristin Smith, County Planner
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Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

March 16, 2022

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00414

Virginia Center Commons
Apartments
– Brook Road (U.S. Route 1)

Koontz Bryant Johnson Williams for Shamin VCC LLC & VCC Partners LLC, Impact Investments Group, LLC, and Rebkee: 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 an approximately 98,500 square foot attached vacant mall anchor building and construct two 4-story apartment buildings totaling 289,360 square feet and containing a total of 275 apartment units for rent. The 10.23-acre portion of the overall 94.922-acre site is located on the southeastern line of Turning Point Drive at the eastern terminus of Magnolia Ridge Drive, approximately 800 feet east of Brook Road (U.S. Route 1), on parcels 784-771-9755, 785-771-0111 (part), and 784-770-6391 (part). The zoning is R-6C General Residence District (Conditional) and B-3C Business District (Conditional). County water and sewer. **(Fairfield)**

**APPROVED BY DIRECTOR ON
03/23/2022**

The proposed apartments will be located north of the mall, generally replacing the vacant former JC Penny anchor tenant space. Two apartment buildings, four stories each, will be constructed along the mall ring road, now known as Turning Point Drive, consistent with the recent zoning case, REZ2021-00021, and provisional use permit, PUP2021-00007, allowing multifamily development with modified dimensional standards to further govern the development.

Exterior building materials include assorted tones of red brick, cementitious paneling, and metal accents. Lighting plans included with this request for approval demonstrate adequate light levels and spread in accordance with the applicable lighting ordinance standards. The landscape plan is included with this submittal to illustrate compliance with the enhanced streetscape concepts required by the conditional zoning. The landscape plan will be finalized after final construction plan approval.

Staff recommends approval subject to the annotations on the plans, the standard conditions for multifamily development, 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 unit house numbers shall be visible from the parking areas and drives.
17. 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.
18. All proffers and conditions approved as part of zoning cases REZ2021-00021 and provisional use permit cases PUP2021-00007 shall be incorporated in this approval.
19. A plat for the widening of Turning Point Drive 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.

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. The existing utilities easements in conflict with the building footprints shall be vacated prior to approval of the building permit for the said building.
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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Mark Williams)

(Applicable Rezoning Cases and PUPS: REZ2021-00021 and PUP2021-00007)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00561

Woodman Road Self Storage –
Magnolia Ridge Drive

Silvercore for HHHunt River Mill, LLC., and Arcland Property Company, 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 two-story, approximately 111,400 square foot self-storage facility with an outdoor vehicle storage lot. The 8.51-acre site is located on the northwestern line of Magnolia Ridge Drive, approximately 825 feet northeast of Woodman Road, on parcels 782-771-6856 and 783-771-0468. The zoning is M-1C Light Industrial District (Conditional) and C-1C Conservation District (Conditional). County water and sewer. **(Fairfield)**

**APPROVED BY DIRECTOR ON
03/23/2022**

The proposed self-storage facility will be two-story, with one story fully above grade and the lower basement story accessed only from the northeast side of the building. The proposal is generally consistent with the proffers of zoning case REZ2018-00036. Self-storage facilities require interior access to leasable units with no individual lease units to be accessed from the exterior of the building. No bay doors are proposed. Outdoor vehicle storage area will be enclosed fully by an opaque fence and gates not less than seven feet in height. Exterior building materials include CMU base component, brick, and cementitious siding, in addition to storefronts and faux windows added to be consistent to the proffered elevations with respect to articulation.

Lighting plans are included for approval, demonstrating adequate illumination levels and spread, including lighting along the sidewalk to be constructed in Magnolia Ride Drive. Lighting within 100 feet of residential parcels will be limited to 15 feet height. Other lighting locations are proposed at a maximum of 20 feet height. The conceptual landscape plan identifies areas where buffers are required but is not part of this approval. The landscape plan will be reviewed in detail for approval after construction has progressed.

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.
16. The proffers approved as a part of zoning case REZ2018-00036 shall be incorporated in this approval.
17. A plat for the widening of Magnolia Ridge Drive 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.
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. A concrete sidewalk meeting County standards shall be provided along the southeast side of Magnolia Ridge Drive.

20. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
21. Outside storage shall not be permitted except as shown on the approved plan.

(Staff Report by Aimee Crady)

(Applicant's Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: REZ2018-00036)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00007

Old Three Chopt Road
Apartments
–N. Gayton Road

Kimley-Horn and Associates, Inc. and Jeffrey P. Geiger for Grove & Libbie Service Company, LLC., Larry T. Pressel, Marsha A. Pressel, Old Three Chopt, LLC., Thomas Dalton Pearson, David S. Brown, Susan D’Angelo Brown, and Edward Rose Development Company, 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 stepped, four-story, 435,486 square foot multi-family apartment building with a total of 325 units, and a four-story parking garage for 322 vehicles. The 17.27-acre site is located, approximately 300 feet north of the intersection of North Gayton Road and West Broad Street, on parcels 733-765-8245, 734-765-0271, 734-765-1326(part), 733-765-9428, 734-765-1094, 734-765-1456, 734-765-3041, and 734-765-1504(part) The zoning is R-6C General Residence District (Conditional) and WBS-O West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED BY DIRECTOR ON
03/23/2022**

The applicants request approval of a 113,361-square foot apartment building with 325 units, along with 265 surface parking spaces, and a parking deck having 322 parking spaces. The architecture of the apartment building complies with the proffered elevations. The parking deck is enclosed by the apartment building and is not visible from off site. The proposed development complies with the proffers of zoning case REZ2021-00002 and provisional use permit conditions of case PUP2021-00026, as well as all applicable zoning code requirements.

The conceptual landscape plan included in the staff plan complies with the streetscape requirements of the West Broad Street Overlay District. A landscape and lighting plan 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.
16. The unit house numbers shall be visible from the parking areas and drives.
17. 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.
18. All proffers and conditions approved as part of zoning case REZ2021-00002 and provisional use permit cases PUP2021-00026 shall be incorporated in this approval.
19. A plat for the widening of N. Gayton Road 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.

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 west side of N. Gayton Road.
22. 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.
23. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
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 plan.
25. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The Developer shall provide a streetscape buffer, including irrigation, along N. Gayton Road, south of the proposed 1-64 off ramp, in accordance with Section 24-3706F of the zoning code.
27. The Developer shall provide site lighting for pedestrian paths located on both on-site, and within the streetscape buffer along N. Gayton Road south of the proposed I-64 off ramp, in accordance with Section 24-5503 of the zoning code
28. The Developer shall submit a Water Quality Impact Assessment, in accordance with Section 10-39(b) of the Environmental Code, that demonstrates compliance with the criteria of Sections 24-5901-5906 of the Zoning Code to the satisfaction of the County Engineer, prior to approval of POD Construction Plans.
29. The Developer shall submit a Floodplain Development Permit for work impacting the Henrico County Special Flood Hazard Area, that demonstrates compliance with Sections 10-1 to 10-21 of the County Environmental Code to the satisfaction of the Floodplain Administrator, prior to approval of POD Construction Plans.
30. The Developer shall provide vehicular guardrail as determined necessary by the County Traffic Engineer and VDOT.
31. The developer shall provide pedestrian guardrail as determined necessary by the Building Official's Office.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Brian Brewer)

(Applicable Rezoning Cases and PUPS: REZ2021-00002 & PUP2021-00026)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00048

I-895 Logistics Center
– South Laburnum Avenue

McKinney and Company for Pruitt Properties, Inc., and Ashley Ventures, 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, approximately 583,100 square foot warehouse building and associated truck loading areas, trailer parking, and vehicle parking. The 87.71-acre site is located on the south east line of South Laburnum Avenue, at the intersection of South Laburnum Avenue and Michael Robinson Way, on parcels 811-696-1854 (part) and 811-698-6315 (part). The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina)**

**APPROVED BY DIRECTOR ON
04/21/2022**

This Plan of Development request is for construction of a one-story, approximately 583,100 square foot warehouse building and associated truck loading areas, trailer parking, and vehicle parking. The site is located between South Laburnum Avenue and Pocahontas Parkway (I-895). Although the site fronts on South Laburnum Avenue, substantial wooded areas along South Laburnum Avenue are being retained between the proposed development and the roadway due to existing environmental features.

The site is subject to recently approved zoning case REZ2021-00061. The proposed elevations, layout and site lighting plan are in substantial conformance with the approved proffers.

The exterior of the building is largely comprised of white and dual shades of grey concrete tilt up panels with loading docks and knock out panels for ventilation. The proposed office areas contain aluminum storefront, glazing, and doors. The building is one story, with a varying roofline to break up the flat roof, approximately 38 feet in height.

The proposed lighting plan is acceptable as presented with fixtures and poles that meet proffered requirements. Staff will continue to work with the developer to fine tune photometric counts.

The plans propose an emergency access road within an offsite easement on the adjacent property to the west, parcel 809-695-0423, connecting to New Market Road. The conditions require recordation of the offsite easement prior to approval of construction plans.

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. The proffers approved as a part of zoning case REZ2021-00061 shall be incorporated in this approval.
17. A plat for the widening of South Laburnum 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.
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. Evidence of a joint ingress/egress, construction, and maintenance agreement for the proposed emergency access road on parcel 809-695-0423 must be submitted to the Department of Planning prior to approval of construction plans.
 20. 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.
 21. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
 22. Outside storage shall not be permitted.

(Staff Report by Tony Greulich)

(Applicant's Representative: Stuart Groseclose)

(Applicable Rezoning Cases and PUPS: REZ2021-00061)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00053

Libbie Mill Pad 6 -Harp's
Landing Apartments
– Coopers Walk Lane

E.D. Lewis and Associates for Midtown Land 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 five story, 441,060 square foot apartment building containing 398 units and **a one-story, approximately 4,640 square foot restaurant with outdoor seating.** The 9.89-acre site is located on the eastern line of Libbie Lake West Street (private) and the southern line of Bethlehem Road, approximately 275 feet east of Spencer Road, on parcel 773-740-5180 (part). The zoning is UMUC Urban Mixed Use District. County water and sewer. **(Brookland)**

**APPROVED BY DIRECTOR ON
03/23/2022**

The Harp's Landing Apartment building will be the third mid-rise apartment building in the Libbie Mill Midtown Urban Mixed Use (UMU) development, with similarities to the previous two apartment buildings. Like the previous Penstock Quarter and Wellsmith buildings, the proposed Harp's Landing building will be constructed to five stories with finished exteriors compatible with the masonry, cementitious, and metal components on the previous two buildings. Located north of the pond, the building will serve to infill the majority of the remaining original core UMU district area.

Included with the apartment building plan is a detached restaurant building with outdoor seating contemplated adjacent to the pond at the southeast corner of the apartment building. Additional amenities plan for the pond area will be forthcoming in accordance with the proffered conditions of recent zoning case REZ2021-00042, requiring completion of an additional amenity area prior to the issuance of a certificate of occupancy for this residential building.

The landscape and lighting plan demonstrate compliance with the applicable code, proffers, and pattern book, and continue to be consistent with the previous phases of development, demonstrating enhanced landscaping and adequate lighting.

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. The unit house numbers shall be visible from the parking areas and drives.
17. 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.
18. All proffers and conditions approved as part of zoning case(s) REZ2015-00018, REZ2018-00044, and REZ2021-00042 and provisional use permit cases PUP2014-00014 and PUP2021-00015 shall be incorporated in this approval.

19. Outside storage shall not be permitted.
20. 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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2021-00042, PUP2021-00015, PUP2014-00014, REZ2015-00018 and REZ2018-00044)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2022-00055

Residence Inn - Airport
– 500 W. Williamsburg Road
(U.S. Route 60)

Timmons Group and Neil Amin for Audubon V, LLC: Request for approval of a plan of development, lighting plan, and alternative landscape plan as required by Chapter 24, Section 24-2314 and 24-5303.B of the Henrico County Code, to construct a 4-story, hotel consisting of 111 units and approximately 103,168 square feet, and to reduce the transitional buffer width along Trampton Road. The 2.75-acre site is located on the northwest corner at the intersection of W. Williamsburg Road (U.S. Route 60) and Trampton Road and the south line of Audubon Drive, on parcel 823-716-7341. The zoning is B-3 Business District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant has requested a deferral to the April 2022 Director’s Agenda.

(Staff Report by Aimee Crady)

(Applicant’s Representative: Jonathan Winks)

(Applicable Rezoning Cases and PUPS: _____)

PLAN OF DEVELOPMENT

POD2022-00062

Tract 10 Laydown Site
-Portugee Road

**APPROVED BY DIRECTOR ON
03/23/2022**

Townes Site Engineering for Economic Development Authority of Henrico County, and Quality Investment Property Richmond, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a laydown and storage site. The approximately 19.47-acre portion of the overall 213.7-acre site is located within White Oak Technology Park, on the south line of Portugee Road, approximately 3,750 feet west of the intersection of Portugee Road and Technology Boulevard, on parcel 849-704-6939 (part). The zoning is M-2 General Industrial District and A-1 Agricultural District. County water and sewer. **(Varina)**

This request is for a gravel laydown and storage area approximately 19.5 acres in size and its associated storm water management facility. The laydown area will be enclosed by an 8-foot fence that will not be visible from Portugee Road due to a 150-foot-wide preserved natural vegetative buffer along the frontage of Portugee Road. A gate is proposed that will meet all emergency access requirements. These improvements are temporary in nature and the subject area will be incorporated into a future Plan of Development.

Construction and tractor trailer traffic will be prohibited from Elko Road, Elko Tract Road, Portugee Road west of the development, and Portugee Road east of Technology Boulevard.

The proposed development is within White Oak Technology Park and therefore is subject to review and approval by the White Oak Technology Park Development Review Board (DRB). The DRB has reviewed the plan and granted Conceptual and Preliminary Plan approval. The DRB will need to review and grant Final approval on the construction plans prior to the plans being signed by staff.

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

16. A plat for the widening of Portugee Road 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 for future buildings on the site. 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. The temporary gravel areas shall be properly compacted and maintained at all times.
19. No construction traffic shall use Elko Road (State Route 156), Elko Tract Road (State Route 380), Portugee Road west of the site, and Portugee Road east of Technology Boulevard.
20. No tractor trailers shall use Elko Road (State Route 156), Elko Tract Road (State Route 380), Portugee Road west of the site, and Portugee Road east of Technology Boulevard.
21. The developer shall provide a telephone number for citizen concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.

22. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
23. The proposed development is subject to final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.

(Staff Report by: Tony Greulich)

(Applicant's Representative: Zackary Wilkins)

(Applicable Rezoning Cases and PUPS: n/a)

SITE PLAN AND LIGHTING PLAN

POD2021-00373

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

**APPROVED BY DIRECTOR ON
03/23/2022**

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 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)**

This request is for construction of a one-story, 5,200 square foot convenience store with fuel pumps on unproffered, M-1 zoned property. This development is adjacent to the West Broad Landing residential development currently under construction.

The exterior of the building is masonry comprised of beige cementitious siding, red brick and a natural color stone base, approximately 3 feet high from the ground. There are various architectural features proposed to create an attractive façade such as faux windows, brick and stone bump outs, metal awnings and a roof feature directly above the main entrance with siding, and a metal roof with a farm-style cupola which presents a style unique to these stores. The HVAC units are located on the roof and designed to not be seen from the adjacent properties. The fuel canopy will have a flat roof and the support pillars will continue the natural color stone base as proposed for the main building.

This case was originally scheduled to be heard on the January agenda, but the applicant's representative requested a deferral to the February and subsequently, the March agenda in order to provide staff with revised lighting plans as requested.

The latest plan, received March 2, 2022, provides the required lighting information coordinated with tree locations. One light pole is within 100' from a residential district and therefore is required to have a mounted height of 15 feet or less. The applicant has agreed to address this requirement with the next submittal of plans. With this agreement, the lighting plan now meets all 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 Willard Road 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 north side of Willard Road.

19. A plat for the widening of West Broad Street (U.S. Route 250) 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 West Broad Street (U.S. Route 250) 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 west side of West Broad Street (U.S. Route 250).
24. 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.
25. Outside storage shall not be permitted.

(Staff Report by Tony Greulich)

(Applicant's Representative: Bill Johns)

(Applicable Rezoning Cases and PUPS: n/a)

SITE PLAN AND LIGHTING PLAN

POD2021-00428

Sports Towing & Recovery –
3121 Williamsburg Road

Jeff Keith for Sports Towing & Recovery 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, 2-service bay, 2,000 square foot addition and parking lot for an existing tow and repair business with existing vehicle storage. The 0.605-acre site is located on the south line of Williamsburg Road (US Route 60), approximately 75 feet west of its intersection with Cambrai Avenue, on parcel 810-714-2412. The zoning is B-3 Business District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**APPROVED BY DIRECTOR ON
03/23/2022**

This proposed 2-service bay addition to an existing auto repair and vehicle storage lot is located on unproffered B-3 zoned property on Williamsburg Road (State Route 60).

The site was zoned business previously to the 1960's comprehensive county zoning amendment and is currently surrounded by business and industrial zoning. The building appears to have been built as a service station with fuel in the 1950's. It has stopped selling fuel and has just been used as auto repair and a vehicle tow lot since that time.

The developer has worked with Public Works Traffic Division and VDOT so the development will provide the proper amount of right-of-way dedication, a sidewalk along Williamsburg Road (State Route 60), and will meet the access spacing standards. The previous eastern entrance into the site that was combined with a single-family dwelling driveway has been closed, separating the traffic for each use. Two accessory buildings currently on the property are to be removed with this proposal. The site will now have delineated parking spaces with curb and gutter, and will provide 15% open space, 10% tree canopy coverage, and 5% internal parking tree canopy.

The proposed 4-bay service building is proposed to be metal with a split face brick knee wall on the portions visible to the public. The existing opaque fence will be brought onto the property line, where it currently spills over to the south a few feet.

The applicant has also included a lighting plan for review and approval. The plan proposes freestanding concealed source LED lighting fixtures mounted at sixteen feet in height in addition to eighteen-foot high building mounted concealed source lights on the front, rear, and side adjacent to parking.

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. A plat for the widening of Williamsburg Road (State Route 60) 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 Williamsburg Road (State Route 60) 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. 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. (Standard)
20. A concrete sidewalk meeting VDOT standards shall be provided along the south side of Williamsburg Road (State Route 60).

(Staff Report by Christina Goggin)

(Applicant's Representative: Jeff Keith)

(Applicable Rezoning Cases and PUPS: _____)

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 a deferral to the April 2022 Director’s Agenda.

(Staff Report by Anthony Greulich)

(Applicant’s Representative: B Tyson Catlett)

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

SITE PLAN AND LIGHTING PLAN

POD2022-00043

Take 5 Oil Change at Eubank and Laburnum Commercial Center
– 5401 S Laburnum Avenue

**APPROVED BY DIRECTOR ON
03/23/2022**

Kimley-Horn & Associates, Inc. for JG Laburnum LLC & RL LLC, and Quick Lube of Carolina, 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, 1,185 square foot automotive oil change facility with two service bays. The 1.35-acre site is located on the eastern line of S. Laburnum Avenue, approximately 120 feet south of Eubank Road, on part of parcel 816-711-7870. The zoning is B-3C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed drive-through oil change facility includes two service bays and will be located just north of the Sam's Xpress car wash previously approved adjacent to this parcel within the commercial center and currently under construction. Other developments completed within this center include Greater Unity Adult Services and Bojangles. The subject development will only absorb the southern half of the parcel, creating a reserved area north of the oil change facility for a future development at the corner of Eubank and Laburnum.

The building will be constructed primarily of brick in brown, tan, and beige tones, with EIFS accents at the top and sign areas. Signage is not part of this approval. Lighting plans are included with the staff plan for approval. The lighting plan demonstrates adequate levels and will be adjusted to include additional lighting along the sidewalk along Laburnum Avenue. Sidewalk for the Eubank frontage will be installed with the future development, but right-of-way will be dedicated at this time to accommodate that future sidewalk. The conceptual landscape plan is not part of this approval and will be evaluated after construction plan approval.

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 C-63C-06 shall be incorporated in this approval.
17. A plat for the widening of Eubank Road 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.
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. 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.

20. Outside storage shall not be permitted.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Laura Anderson)

(Applicable Rezoning Cases and PUPS: C-63C-06)

SITE PLAN

POD2022-00047

Greenhouse, Section 1
– 2500 Mountain Road

Youngblood, Tyler and Associates for Louis A. Raqui & Isaurdo J. Brocos, G. Ray & Virginia Claytor, Miles Greenhouse Properties, LLC and RJM Land, LLC.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 49 single family dwellings. The 30.69-acre site is located on the north line of Mountain Road, approximately 400 feet west of its intersection with Woodman Road, on parcel(s) 775-767-7623, 775-768-0741, 775-767-9166, 775-767-0496, 775-768-6111, and 775-768-3432. The zoning is R-5AC General Residential District (Conditional). County water and sewer. **(Fairfield)**

The applicant has requested a deferral to the April 2022 Director’s Agenda.

(Staff Report by Christina Goggin)

(Applicant’s Representative: Andrew Browning)

(Applicable Rezoning Cases and PUPS: REZ2021-00065)

SITE PLAN AND LIGHTING PLAN

POD2022-00054

West Village

–West Broad Street (U.S. 250)

**APPROVED BY DIRECTOR ON
03/29/2022**

Kimley-Horn and Associates, Inc. for Grove and Libbie Service Co., LLC, Old Three Chopt, LLC, SKM, LLC., and Rebkee: 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 commercial development consisting of 6 one-story buildings totaling 62,250 square feet. The 12.27-acre site is located at the northwest corner of the intersection of N. Gayton Road and W. Broad Street (U.S. Route 250), approximately, on parcels 733-765-4819(part), 734-765-1326 (part), 734-765-1504 (part), and 733-764-9576. The zoning is R-6C General Residential District, B-2C Business District (Conditional), and WBS-O West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposed development is generally in conformance with the layout and proffered requirements of REZ2021-00044 approved by the Board of Supervisors in December 2021. There are, however, outstanding issues to address.

The Department of Public Works requires a revised plan providing additional easements for proposed underground detention along W. Broad Street. The Department of Public Works also requires redesign of the proposed outfall for the underground detention, resulting in additional impacts by the proposed underground detention on both the Henrico Special Flood Hazard Area (100-year floodplain), and the Chesapeake Bay Resource Protection Area (RPA) on the property.

In addition, the Planning staff has requested a revised schematic landscape plan that accommodates the streetscape buffer requirements of the West Broad Street Overlay District outside of drainage and utility easements, including easements for the proposed underground detention. Planning staff has also requested a revised lighting plan, providing site lighting of the pedestrian paths along W. Broad Street and N. Gayton Road. Additionally, the plan needs to identify loading areas and screening, as well as dumpster locations and screening. A staff recommendation will be made once the additional information is provided.

As of the preparation date of this agenda, the staff has not received a revised plan as requested.

Should the Director act on this request, in addition to the annotations on the plans, and the standard conditions for development of this type, the following additional conditions are recommended:

- 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 REZ2021-00044 and provisional use permit cases PUP2021-00025 shall be incorporated in this approval.
17. A plat for the widening of N. Gayton Road 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.

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. A concrete sidewalk meeting County standards shall be provided along the west side of N. Gayton Road.
20. A plat for the widening of W. Broad Street (US Route 250) 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.
21. The entrances and drainage facilities on W. Broad Street (US Route 250) shall be approved by the Virginia Department of Transportation and the County.
22. 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.
23. 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.
24. A concrete sidewalk meeting VDOT standards shall be provided along the north side of W. Broad Street (US Route 250).
25. 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.
26. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
27. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
28. Outside storage shall not be permitted.
29. The Developer shall submit a Water Quality Impact Assessment, in accordance with Section 10-39(b) of the Environmental Code, that demonstrates compliance with the criteria of Sections 24-5901-5906 of the Zoning Code to the satisfaction of the County Engineer, prior to approval of POD Construction Plans.
30. The Developer shall submit a Floodplain Development Permit for work impacting the Henrico County Special Flood Hazard Area, that demonstrates compliance with Sections 10-1 to 10-21 of the County Environmental Code to the satisfaction of the Floodplain Administrator, prior to approval of POD Construction Plans.

(Staff Report by Mike Kennedy)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2021-00044, PUP2021-00025 (pending), REZ2022-00003(pending), and PUP2021-00030)