

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 2022

(Post Action)



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
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Christina Goggin, AICP, County Planner
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Phillip Bariteau, County Planner
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

Plan of Development

POD2022-00047

Greenhouse, Section 1
– 2500 Mountain Road

**Approved by Director on
05/25/2022**

Youngblood, Tyler and Associates for Louis and Isaurdo Brocos, G. Ray and Virginia Claytor, Miles Greenhouse Properties, LLC and RJM Land, LLC.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 50 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 parcels 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)

This proposed Plan of Development is for construction of 50 single family dwellings. The site was rezoned by the Board of Supervisors January 25, 2002, with case REZ2021-00065.

The layout is in substantial conformance with the proffered layout. The layout also shows the proffered active/passive amenity area for amenities such as a pavilion and walking trails within the development. Sidewalks are provided along at least one side of all new roads and along the Mountain Road frontage, with a right turn lane on Mountain Road.

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 one-car garage with a paved driveway.

There is an existing cemetery on the property in the common area closest to Mountain Road. It meets the required setback from the proposed lots, will be fenced with a 3.5- to 4-foot-tall fence, and access to it is provided with an asphalt path from the new public street that serves the development.

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

15. The proffers approved as a part of zoning case REZ2021-00065 shall be incorporated in this approval.
16. The subdivision plat for Greenhouse Section 1 shall be recorded before any building permits are issued.
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 Mountain Road.
19. 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.

(Staff Report by Christina Goggin)

(Applicant’s Representative: Andrew Browning)

(Applicable Rezoning Cases and PUPS: REZ2021-00065)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2022-00055

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

Timmons Group 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 85,440 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)

**Approved by Director on
05/25/2022**

The request has been revised from the previous month, as a revised plan and architectural elevations and floor plans have been submitted. The hotel remains proposed at 4-stories and 111 units, while the building footprint has been modified slightly and square footage reduced according to the changes. The building is proposed in a combination of stacked stone veneer and board and batten and cementitious siding.

The applicant proposes an alternative landscape plan to reduce the transitional buffer along Trampton Road from the minimum required 50-foot width, to provide a 25-foot buffer width planted to the quantity of a 35-foot transitional buffer. The request is necessitated by the presence of an existing storm basin that reduces the available lot depth for the development.

A lighting plan is part of this approval and included in the staff plan, demonstrating adequate levels of illumination by means of concealed source LED fixtures in accordance with the lighting ordinance. Pole-mounted fixtures are proposed generally at 22.5-feet in height. Lighting within 100 feet of any adjacent residential zone shall be mounted at a maximum height of 15 feet.

As of the preparation date of this agenda, comments from other agencies are still pending on the revised plan submittal, due Friday, May 20, 2022. If all agencies make a recommendation for approval, the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions are recommended:

16. A plat for the widening of Trampton Road and Audubon Drive rights-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 southwestern side of Trampton Road and the southeastern side of Audubon Drive to the extent shown on the plan.
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. The CPTED plan review must be completed by the Henrico County Police Division prior to construction plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Jonathan Winks)

(Applicable Rezoning Cases and PUPS: _____ none _____)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00177

Hermitage High School -ACE
Center
– 8350 Hermitage High Blvd

**Approved by Director on
05/25/2022**

Timmons Group for Henrico County Public Schools and the 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 two-story building, with a first floor of 40,936 square feet and a second floor of 31,636 square feet, on the existing Hermitage High School campus. The 14.30-acre portion of the 58.94-acre site is located on the east line of Hungary Spring Road, approximately 750 feet north of Parham Road, on parcels 767-754-5387 and 767-755-9952 (part). The zoning is R-3 One Family Residence District. County water and sewer. (Brookland)

This project proposes construction of a two-story Advanced Career Education (ACE) building on the existing Hermitage High School campus, located on Henrico County owned property.

The first floor of the building is approximately 41,000 square feet, with an approximately 32,000 square foot second floor shell space to be finished by the students enrolled in the ACE program. There is currently an ACE program at Hermitage High School, but this expansion will allow the addition of new programs such as video production within the video production studio proposed with the new building, as well as accommodate additional students in the existing programs. The project will also include upgrades to the 50-year-old existing ACE center for cosmetic and mechanical improvements.

The building materials include dark gray brick, with a two-story glass atrium with faux wood panels in walnut and light bronze metal panels. Henrico County Public Schools is designing to obtain a silver LEED designation on the new building, and it is anticipated that roof top solar panels will be in added in the future.

The lighting plan included with the proposal includes building mounted concealed source fixtures mounted 10 feet above grade, and features bollard fixtures and lighting integrated into the building's handrails.

Staff has requested and the applicant agreed to study providing a new sidewalk along the northern side of the existing parking lot in front of the building, connecting the building to the existing sidewalk on Hungary Spring Road. They have also agreed to relocate some of the trees proposed behind the building into the existing parking lot, so it meets the 5% tree canopy and peripheral parking requirement. The existing lighting in the parking lot is to remain as is.

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.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Greg Nelson)

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00190

ReTreat at One Section 4
– Scott Road

Bay Companies, Inc. for Stanley Martin Homes, 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 93 townhomes for sale. The 13.91-acre site is located, approximately 1,250 feet north of the north line of the intersection of Scott Road and Athens Avenue, on parcels 785-758-5283(part), 785-758-6583, 785-759-6819, 785-758-8049(part), 785-758-9568(part), 786-758-0294, 786-759-0525, 786-759-0736, 785-758-2580(part), 785-758-3485(part), 785-758-9882, 785-758-8854(part). The zoning is R-6C General Residential District (Conditional) and R-5AC General Residential District (Conditional). County water and sewer. (Fairfield)

**Approved by Director on
05/25/2022**

This plan of development is for Retreat at One, Section 4. Sections 1 through 3 are currently under construction and rezoned with case REZ2019-00025. Sections 4 and 5 were rezoned with REZ2020-00016 and REZ2021-00060, and Section 5 received POD approval in April 2022.

The layout is in substantial conformance with the proffered layout and the approved conditional subdivision approved February 23, 2022. The villa townhome rear yards will back up to the rear yards of the adjacent A G Powers subdivision that fronts Telegraph Road. A 20-foot proffered buffer to be planted at a 25-foot transitional buffer quantity with a 7-foot fence will be provided between the existing subdivision and new development. A 35-foot transitional buffer is provided adjacent to I-95.

There are three types of townhomes that are currently offered within the development and this section. They are 2- and 3-story traditional style townhomes and wider 2-story villa townhomes. A one-car garage is provided with each two- and three-story townhome unit and a two-car garage is provided with the villa style townhomes along with lot parking.

Per proffers, an average of 35% of the exterior portions of the front building wall surfaces will be brick, stone, or stone veneer. Proffers also require a minimum of 2 windows on each side and rear elevation, a minimum 12-inch brick or stone foundation, and restriction on townhouses or condominiums having the same identical elevation sequence.

The proposed lighting plan consists of 6-foot-tall pole lights at the front porch for the townhouses. These lights are hardwired and on a photocell, to operate dawn to dusk. The applicant has agreed to provide an average lighting level of 3 to 6-footcandles in the public parking spaces.

There is a parcel of land that the developer is currently trying to obtain, that is surrounded by the development and adjacent to I-95, to incorporate into the development. The owners of the parcel have agreed to sell to the developer but have not taken the steps necessary to clear the title. The developer continues to pursue purchase of the parcel.

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 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. The proffers approved as a part of zoning case REZ2020-00016 and REZ2021-00060 shall be incorporated in this approval.
19. The subdivision plat for Retreat at One shall be recorded before any building permits are issued.
20. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
21. 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: Christina Goggin)

(Applicant's Representative: Joe Faudale)

(Applicable Rezoning Cases and PUPS: 2020-00016 and 2021-00060)

SITE PLAN

POD2021-00385

Nantucket Mews Section 1 -
11209 and 11215 Church Road

HG Design Studio for Betsy LLC, Marc Belcourt, Elizabeth Salomonsky and SWA Construction, Inc.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 8 single family dwellings. The 2.83-acre site is located on the south line of Church Road, approximately 170 feet west of its intersection with Guyana Drive, on parcels 744-755-5798 and 744-755-7296. The zoning is R-5AC General Residence District (Conditional). County water and sewer. (Three Chopt)

**Approved by Director on
05/25/2022**

This proposed site plan is for construction of 8 single family dwellings. The site was rezoned by the Board of Supervisors March 9, 2021, with case REZ2020-00040.

The layout has been revised from the proffered layout to reflect the adjacent property owner’s desire to not have future public road access to the side of their parcel. This enabled the engineer to pull the cul-de-sac towards Church Road. The development no longer requires a stormwater basin to address stormwater quantity for the development. The revised plan still provides two common areas as shown on the proffered layout.

There will be sidewalk along one side of the new subdivision road and a shared use path along the Church Road frontage, in accordance with proffered conditions.

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 be a minimum of 2,000 square feet of finished floor area with a two-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:

- 15. The proffers approved as a part of zoning case REZ2020-00040 shall be incorporated in this approval.
- 16. The subdivision plat for Nantucket Mews shall be recorded before any building permits are issued.
- 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 shared use path meeting County standards shall be provided along the south side of Church Road.
- 19. A 25-foot planting strip to preclude ingress or egress along the south side of Church Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: Edward Glass)
(Applicable Rezoning Cases and PUPS: REZ2020-00040)**

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 June 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

POD2022-00113

Wendy's at Tuckahoe Village Shopping Center
– 11274 Patterson Avenue

Silvercore for Wilton Commercial I, LLC., and Wen Virginia, 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 demolish an existing building and construct a new one-story 2,570 square foot building, with drive-through facilities and outdoor dining areas. The .75-acre site is located on the north line of Patterson Avenue, approximately 740 feet west of Lauderdale Drive, on parcel 737-742-6847. The zoning is B-2 Business District. County water and sewer. (Tuckahoe)

CASE IS PENDING -VDOT

The Developer requests approval to demolish an existing 3,557-square-foot Burger King restaurant with drive through facilities, retaining most of the original parking, and to construct a new 2,093-square-foot restaurant with drive through facilities and 431-square-foot covered outdoor dining area.

At the time of preparation of this agenda, there are several outstanding issues. Planning staff has requested an updated Shopping Center Master Plan, and a revised layout plan addressing handicapped and pedestrian access concerns. In addition, elevation plans have been requested, that provide additional material information reflecting materials consistent with the other buildings in the shopping center, and screening of a proposed mechanical addition (Walk-in Box) and a kitchen oil treatment addition with masonry walls to match the principal structure in accordance with Section 34-5111 of the Zoning Code. Staff also notes the lighting plan must be revised to provide adequate site lighting along the proposed public sidewalk along Patterson Avenue, and the Schematic Landscape Plan would need to be revised prior to approval, to address parking area landscaping along Patterson Avenue and to satisfy tree canopy requirements. The applicant indicates they would address staff landscaping concerns with the submission of final landscape plans. Staff notes drive through restaurants in the B-2 zoning district may not be open to the public between the hours of midnight and 6 AM, unless authorized by a Provisional Use Permit, and that outdoor dining is prohibited between the hours of 10 PM and 6 AM.

DPU has requested a revised Utility Plan showing fire hydrants satisfying ISO calculations.

VDOT has requested a revised layout plan that provides a 5-foot-wide sidewalk with a 4-foot-wide utility strip along Patterson Avenue (State Route 6). The traffic engineer has required additional stacking space for the drive-thru lane, and the relocation of a proposed dumpster enclosure to accommodate one-way circulation on the site. The Developer indicated at the Staff/Developer meeting they would request exceptions to the VDOT and to the traffic engineer's comments. They note the drive thru restaurant to the east (Taco Bell) received VDOT exceptions to permit a two-foot-wide utility strip and was permitted to reduce sidewalk width, where necessary to avoid existing utility poles. They note the stacking lane length is a substandard by a minimal amount, and that stacking length is longer than provided by the existing drive thru restaurant (Burger King). The applicant also noted, they wished to retain the proposed dumpster enclosure location, as the location recommended by staff blocks building visibility from west-bound traffic. They indicated they would limit trash removal to periods when the building would be closed to the public and would not interfere with one-way circulation.

The Developer indicated at the Staff/ Developer meeting they would submit revised plans to address the concerns identified by DPU and Planning. As of the preparation date of this agenda, the staff has not received approval of waivers, or revised plans from the Developer as requested. A staff recommendation will be made once the additional information is provided and both VDOT and the Traffic Engineer act on the exception requests.

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. A plat for the widening of Patterson Avenue (State Route 6) 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. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Patterson Avenue (State Route 6).
- 18. 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.
- 19. Prior to approval of construction plans, the developer must furnish a letter from City of Richmond Gas Works stating that this proposed development does not conflict with their facilities.
- 20. Prior to approval of construction plans, a Shopping Center Master Plan shall be submitted for review and approval by the Director of Planning showing shared utilities, drainage, access, signage, necessary easements.

(Staff Report by: Mike Kennedy)

(Applicant's Representative: Steve King)

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

SITE PLAN AND LIGHTING PLAN

[POD2022-00179](#)

Nine Mile Townhouses
–Gregorys Lane

**Approved by Director on
05/25/2022**

Silvercore for D & T Investments, 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 eight two-story townhouses for sale. The 0.97-acre site is located along the east line of East Nine Mile Road, approximately 115 feet north of its intersection with Elsing Green Way, on parcel 825-720-8261. The zoning is R-5 General Residential District and AS-O Airport Safety Overlay District. County water and sewer. (Varina)

The Applicant requests approval of 8 two-story residential townhouses for sale. The townhouses would occupy an undeveloped 0.97-acre parcel located on the east side of Nine Mile Road, approximately 850-feet south of South Airport Drive. The proposed townhouses will have a finished floor area of approximately 1,800 square feet. The townhouses will share 19 parking spaces that will be provided in common area. The buildings will be finished with a combination of brick and vinyl siding. The property is zoned R-5 General Residence District which permits a maximum of 12 units per acre. The property is not subject to proffered conditions.

Per DPU design standards, the underground stormwater detention facilities will be revised to accommodate utility service connections from public utility lines located in the parking area rather than from Nine Mile Road.

A 50-foot wide open-space is proposed between the common area parking in front of the proposed townhouses and Nine Mile Road. The conceptual landscape plan included in the staff plan is consistent with code requirements. The open space area will accommodate peripheral parking area landscaping and tree canopy requirements. A final landscape plan will be submitted in the future for administrative review and approval.

Proposed light poles located adjacent to the parking area will be 12-feet in height, mounted on 3-foot-high concrete bases. Sharp cut-off LED fixtures are proposed. Additional fixtures will be provided on the proposed poles to extend lighting to the public sidewalk proposed along Nine Mile Road.

The proposed development complies with all applicable zoning 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. 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. The subdivision plat for Nine Mile Townhouses shall be recorded before any building permits are issued.
19. A plat for the widening of East 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 East 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 east side of East Nine Mile Road (State Route 33).
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.

(Staff Report by: Mike Kennedy)

(Applicant's Representative: Andrew Bowman)

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

SITE PLAN AND LIGHTING PLAN

POD2022-00188

New Season Treatment
Center at Oakhill Plaza
– Mechanicsville Turnpike
(U.S. Route 360)

**Approved by Director on
05/25/2022**

Langan for Oak Hill O.P., LLC and Metro Treatment of Virginia, L.P.:

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 8,328 square foot medical office on an existing shopping center outparcel. The 0.793-acre site is located on the southeastern line of Mechanicsville Turnpike (U.S. Route 360), approximately 800 feet northeast of Watts Lane, on parcel 801-731-0994. The zoning is B-3C Business District (Conditional). County water and sewer. (Fairfield)

The proposed medical office building will be located in an existing shopping center outparcel adjacent to Mechanicsville Turnpike and accessed through existing shopping center drive aisles. Sidewalk will be installed within right of way to be dedicated along Mechanicsville Turnpike. The single-story building is proposed in red and beige tones of masonry block with different textural finishes and incorporating flat accent awnings and concrete water table elements.

The lighting plan included proposes a combination of LED fixtures, both wall mounted and pole mounted, ranging at heights between 7 feet and 16.5 feet in mounting height, providing adequate illumination in accordance with the lighting ordinance standards.

A conceptual landscape plan addresses the transitional buffer along the southern property line, providing 25 feet in width and incorporating a new 6-foot wooden replacement fence, which permits the 35-foot transitional buffer width by code to be reduced up to 12 feet. Due to a proffered condition, the width may only be reduced to 25-foot width, with which the proposed plan complies.

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 C-19C-87 shall be incorporated in this approval.
17. A plat for the widening of Mechanicsville Turpike (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.
18. A concrete sidewalk meeting VDOT standards shall be provided along the eastern side of Mechanicsville Turnpike (U.S. Route 360).
19. 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.

20. 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: Aimee Crady)

(Applicant's Representative: Louise Pretzman)

(Applicable Rezoning Cases and PUPS: C-19C-87)

SITE PLAN

POD2022-00191

Third Church -Building
Addition and Renovation
– 600 Forest Avenue

Rummel, Klepper & Kahl, LLC for Third Presbyterian Church Trustees and Third Church, Inc.: 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, approximately 650 square foot building corridor widening addition, renovation to existing interior finished areas, and parking lot and on-site pedestrian modifications. The 2.769-acre site is located on the northwestern line of Forest Avenue and the northeastern and southeastern lines of Silverspring Drive, approximately 200 feet northeast of Lakewood Drive, on parcels 756-737-8569 and 757-737-0393. The zoning is R-3 General Residential District. County water and sewer. (Tuckahoe)

**Approved by Director on
05/25/2022**

The applicant has revised the original request to reduce the scope of the project. Revised plans eliminate the two-story building expansion that was previously proposed on the plan, and thereby eliminate the need for relocation of the playground fence and equipment. There will be no impact to the two church owned lots on Silverspring Drive. The small corridor widening to be located within the front-facing courtyard adjacent to the sanctuary wing is still planned, in addition to the interior remodel of the building to improve handicap accessibility and church operation. Exterior improvements include modification to the handicap accessible parking area and drop off within the south lot, generally as previously shown, as well as fire safety upgrades to the building, which will require a hydrant and FDC (fire department connection) within a raised island to be located in the north parking lot. The project includes addition of sidewalk along Forest Avenue and Silverspring Drive.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

- 16. A plat for the widening of Forest Avenue and Silverspring Drive rights-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. A concrete sidewalk meeting County standards shall be provided along the southern side of Silverspring Drive and the western side of Forest Avenue.

(Staff Report by: Aimee Crady)
(Applicant’s Representative: Malachi Mills)
(Applicable Rezoning Cases and PUPS: _____ None _____)

PRELIMINARY PLAT

SUB2022-00043

Parkside Townes (April 2022 Plan)
–5401 Whiteside Road and
1401 E Williamsburg Road
(U.S. Route 60)

Christopher Consultants for Young Men’s Christian Association of Greater Richmond and HHHunt Communities: The 26.79-acre site proposed for a subdivision of 124 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) **124 Lots**

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

(Staff Report by: Aimee Crady)

(Applicant’s Representative: Steve Worthington)

(Applicable Rezoning Cases and PUPS: REZ2021-00066)