

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 2023

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, Assistant Director of Planning
Anthony R. Greulich, Principal Planner
Michael F. Kennedy, County Planner
Aimee B. Crady, AICP, County Planner
Christina Goggin, AICP, County Planner
Kate B. McMillion, County Planner
Spencer Norman, County Planner
Kristin Smith, County Planner
Salim Chishti, ASLA, County Planner
Lisa Blankinship, County Planner
R. Todd Rigler, County Planner
Phillip Bariteau, County Planner
Pamela Fisher, Senior Planning Technician
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00108

Retreat at One Section 6
– 8733 Telegraph Rd.

**Approved by Director
04/26/2023**

Bay Companies, Inc. for Kenneth C. Blot, Tony R. and Linda G. Clark, and 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 79 two and three-story townhouse dwellings. The 9.27-acre site is located on the east line of Telegraph Road approximately 800 feet south of Magellan Drive, on parcels 784-759-8468, 784-759-7649, 785-759-2347, 785-759-6819(part), 785-759-6999(part), and 785-760-3322(part). The zoning is R-6C General Residence District (Conditional). County water and sewer. **(Fairfield)**

This plan of development is the sixth section of Retreat at One and consists of 79 two- and three-story townhouse style dwellings. The site was rezoned November 9, 2022 to R-6C with REZ2022-00029 and the preliminary plat was approved January 25, 2023.

The dwellings will be accessible from Telegraph Road and internally with a drive aisle connection with Section 2. There are also sidewalk connections to access Sections 2 and 4 which are east of this section. The layout provides a small open park in addition to the rest of the development's amenities for all residents.

The sidewalk built on Telegraph Road with previous phases will be continued with this section. The townhomes will be two- or three- stories depending on the market. A one-car garage is provided by each unit 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 and the elevations are consistent with the previously approved sections.

The proposed lighting plan includes 7-foot-tall pole lights adjacent to the front porch of each townhouse. These lights are hardwired and on a photocell, to operate dawn to dusk. Additionally, freestanding concealed source LED lights on 14-foot-tall poles are provided in the common areas by parking lots and pedestrian walkways.

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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on

the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.

18. The proffers approved as a part of zoning cases REZ2020-00016, REZ2021-00060, and REZ2022-00029 must be incorporated in this approval.
19. 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.
20. A concrete sidewalk meeting County standards must be provided along the east side of Telegraph Road.
21. The pavement must be designed and constructed in accordance with the pavement design standards and specifications of the Department of Public Works. The developer must post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation will be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond must 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 the approved plans and specifications.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2020-00016, REZ2021-00060, and REZ2022-00029)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00113

Henrico South Station
– 640 N. Airport Drive

Approved by Director
04/26/2023

VHB for County of Henrico: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a one-story 19,974 square foot police station building with future expansion area for approximately 5,590 square feet of additional building footprint, and a one-story 4,979 square foot K9 facility building with associated outdoor K9 training and run areas. The 11.204-acre site is located on the northwestern line of N. Airport Drive (State Route 156), approximately 875-feet northeast of E. Washington Street, on parcel 828-724-9181. The zoning is A-1 Agricultural District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed police station and K9 facility, with planned future expansion area, will serve as the new south precinct for the eastern portion of the county, located on property the county procured for this purpose in 2020. The one-story primary building will include office and administrative suites, a community room, garage space, and areas for various support functions for the police staff, both inside and outside, such as a walking trail and memorial garden. The one-story K9 facility will be located to the rear and includes classroom, training, and kennel space in addition to the large outdoor enclosed area for the K9 unit.

The buildings are proposed to be constructed of brick masonry, metal plank siding, and cast stone masonry materials. A lighting plan is included with the plan of development and proposes a combination of concealed source LED fixtures, both pole-mounted and building mounted. Fixture mounting heights will vary between 14-feet and 20-feet for site lighting. The plan provides for infrastructure to support future electronic vehicle charging stations as well.

Staff recommends approval subject to the annotations on the plan and the following conditions:

1. The Plan of Development must be revised as annotated on the staff plan dated April 19, 2023, which will be as much a part of this approval as if details were fully described herein. Revised plans, including the detailed drainage, erosion control and utility plans, must be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, plans for signature must be submitted to the Department of Planning for approval signatures. The approved plan must be attached to the building permit application.
2. The Director of the Department of Public Utilities must approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The Department of Public Utilities must be notified at least 48 hours prior to the start of any County water or sewer construction.
3. Traffic control signs must be provided as required by the Department of Public Works and must be maintained in good condition.
4. The contractor must have a set of plans approved by the Director of Public Works, Public Utilities and Director of Planning available at the site at all times when work is being

- performed. A designated responsible employee must be available for contact by County Inspectors.
5. The property must be developed and maintained as shown on the plan filed with the case and no changes or additions to the layout will be made without the approval of the Director of Planning.
 6. The name of this development, as designated in this approval, must be the name used for approval of future documents associated with this plan. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
 7. The assigned property number(s) must be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 804-501-4602. The Planning Department must assign all property addresses.
 8. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner must furnish a statement by the engineer, surveyor, or landscape architect who supervised construction, that all improvements have been installed in substantial conformance with the approved plans, specifications, and County requirements.
 9. A detailed landscaping plan must be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.
 10. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) must be identified on the landscape plan. All building mounted equipment must be painted to match the building, and all equipment must be screened by such measures as determined appropriate by the Director of Planning and in accordance with Section 24-5311 at the time of plan approval.
 11. 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
 12. The construction must be properly coordinated to ensure that safe access, circulation, and adequate parking is provided for the facility. A plan to indicate the phasing of improvements and the handling of traffic (construction and employees) must be submitted to the Department of Planning prior to the issuance of a building permit.
 13. A plat for the widening of N. Airport Drive (State Route 156) right of way as shown on the approved plan must be submitted to the Real Property Division prior to approval of construction plans. The plat must be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
 14. The entrances and drainage facilities on N. Airport Drive (State Route 156) must be approved by the Virginia Department of Transportation and the County.
 15. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, must be submitted to the Director of Public Works prior to any occupancy permits being issued.

16. 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.
17. A concrete sidewalk meeting VDOT standards must be provided along the northern side of N. Airport Drive (State Route 156).

(Staff Report by: Aimee Crady)

(Applicant's Representative: Kellen Johnson)

(Applicable Rezoning Cases and PUPS: n/a)

SITE PLAN AND LIGHTING PLAN

POD2022-00633

Highland Woods Expansion
– 125 S. Kalmia Ave.

Gradient Environment for Oliver Investment Fund, LLC., Highland Woods, L.C., and Oliver Properties: 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 34 three-story townhouse-style apartments with associated parking, infrastructure, and amenities, as an expansion of the existing Highland Woods Apartments. The 2.49-acre site is located on the southeastern corner of the intersection of East Beal Street and South Kalmia Avenue, on parcels 822-722-2780, 822-722-1872, 822-722-4258, 822-722-1753, and 822-722-3727(part). The zoning is R-5C General Residential District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the June Agenda

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Claire Shirley)

(Applicable Rezoning Cases and PUPS: REZ2021-00057)

SITE PLAN, LIGHTING PLAN, AND SECURITY PLAN

POD2023-00033

Sweetie Boy Service Center
– 918 E Laburnum Avenue

Approved by Director
04/26/2023

Silvercore for Sweetie Boy Gems, LLC.: Request for approval of a site plan, lighting plan, and security plan, as required by Chapter 24, Sections 24-2315 and 24-5409 of the Henrico County Code, for the conversion of an existing warehouse to office and commercial vehicle repair, with commercial vehicle storage, a six-foot (6') electrified chain link fence with barbed wire, and associated improvements onsite. The 7.45-acre site is located on the northeast corner of the intersection of E Laburnum Avenue and Carolina Avenue, on parcel 797-738-9496. The zoning is M-2 General Industrial District and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This plan of development is for the conversion of an existing warehouse to an office and commercial vehicle repair space, with commercial vehicle storage and associated improvements onsite. The applicant has proposed a six-foot black vinyl coated chain-link fence with barbed wire to surround the property. The existing warehouse was built in 1951 and has not been subject to an approved plan of development. Of the existing 35,300 square foot building, office use will take up 9,750 square feet while the remaining 25,550 square feet will be for commercial vehicle repair.

The existing building consists of concrete cement block painted white. For the portion of the building containing the commercial vehicle repair area, the building height will be raised from 18.5-feet to 29.5- feet to allow trucks to enter the building. This newly constructed portion of the building will have metal wall panels painted to match the existing building color. Roof-mounted HVAC units will be screened with the same metal material as provided on the new building walls. The applicant has committed to providing evergreen landscape material to screen the building from view.

The included lighting plan proposes freestanding LED fixtures provided within the commercial vehicle storage areas on the site. Light fixtures are mounted on 30' poles. Photometric levels comply with all light level averages for parking areas and property lines.

The site will have two points of access. The primary access point will be located on Carolina Avenue. A secondary point, through an existing entrance, allows access through an unpaved right-of-way located in the northeast corner of the intersection of East Laburnum Avenue and Carolina Avenue. The Traffic Division in the Department of Public Works is requiring a "No Left Turn" sign be added to the right-of-way at the intersection to prevent trucks from making a left-hand turn out of the right-of-way onto Carolina Avenue.

The above mentioned perimeter fencing has been relocated and will be provided at the required setbacks. The applicant has committed to preserving existing trees and adding additional evergreen material to the front setback to adequately screen the building and truck storage at

the time of landscape plan review. The applicant has requested approval of a security plan to approve the use of barbed wire on the top of the fence and for it to be electrified, which are otherwise prohibited. Staff has requested further clarification on the type of chain link fencing being proposed.

The proposed security plan is under review, pending receipt of additional information regarding the chain link fence. Should the Director act on this request, the annotations on the plans, the standard conditions for development of this type, and 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. 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.
17. Outside storage will not be permitted except as shown on the approved plan.
18. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must 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 must 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 must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The site engineer must 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 must be sent to the Department of Planning and the Department of Public Works.
 - The owner will 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 must be included on the landscape plans for approval.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: N/A)