

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 2024

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

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PLAN OF DEVELOPMENT

POD-2024-100176

Park N Go Phase IV –
Expanded

**Approved by the Director
05/29/2024**

Townes Site Engineering for Park N Go of Virginia, LLC. and .89 Acre, LLC.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct the Phase 4 expansion of a previously approved plan that includes 206 new parking spaces, and related site improvements, bringing the facility's total parking spaces to 1,329. The 2.85-acre site is located 800 feet west of the intersection of South Airport Drive (Route 156) and Audubon Drive, on parcels 821-715-8124 and 821-716-8025. The zoning is A-1 Agricultural District, B-3 Business District, M-1 Light Industrial District, and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

This Plan of Development is for the expansion of an existing commercial parking lot that has been constructed over the decades in phases. A portion of the proposed expansion (Phase IV) was previously approved by the Planning Commission in 2015; however, it was never built. The applicant requests changes to that Phase IV plan to add additional spaces. As part of this request a landscape plan and a lighting plan have been provided. The applicant is providing all required transitional buffers, a Transitional Buffer 50 abutting residentially zoned properties, and a Transitional Buffer 25 abutting commercially zoned properties, through tree preservation areas. The applicant proposes black vinyl clad chain link security fencing around the parking lot expansion. It will be six feet in height around the perimeter abutting residential properties and 42 inches in height abutting commercial properties. This will match the existing fencing in the other phases of the development.

The applicant has agreed to revise the lighting plan to ensure light poles between parking spaces are located on a concrete base for protection. The applicant has also agreed to revise the plan to relocate light poles out of parking islands that are to be landscaped. Instead, light poles will be proposed between parking spaces on a concrete base for protection. All pole lights will not exceed the maximum height threshold.

Additionally, during a recent site visit staff noticed some landscaping that appears to be missing from the previously approved plans for the existing site. The applicant has agreed to meet onsite to determine which plantings are missing. These plantings will need to be installed prior to construction plan approval, and the site inspected to ensure compliance. In addition to the deficient landscaping, staff noticed some areas of the existing parking lot and drive aisles are damaged and have degraded surfaces consisting of numerous potholes. The applicant has also agreed to restore the existing portion of the site in accordance with the previously approved plans prior to construction plan approval.

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

PLAN OF DEVELOPMENT

POD-2024-100293

Edgebrook Section 1

**Approved by the Director
05/29/2024**

Timmons for VA Association of Realtors, Sauer Development Company, LLC., and HHHunt Communities: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 112 residential townhouse dwellings. The 15.36-acre site is located at the northeast corner of the intersection of Virginia Center Parkway and J.E.B. Stuart Parkway, on parcels 786-767-8426 and 786-768-8517. The zoning is CMUC Community Mixed-Use District (Conditional) and M-2C General Industrial District (Conditional). County water and sewer. **(Fairfield)**

This plan of development is for 112 residential townhouse dwellings on a portion of the “Residential For-Sale Land Bay” site affiliated with the recently approved zoning case, REZ2022-00036. The first section involves 15.35 acres of the overall 45-acre site, which is conditionally zoned Community Mixed-Use District (CMUC) and is located on the northeastern corner of J.E.B. Stuart Parkway and Virginia Center Parkway.

The layout is generally reflective of the preliminary subdivision plat granted conditional approval in December 2023. Public roads are proposed to extend from two entrances, one from J.E.B. Stuart Parkway along the western boundary of the site and the other from Virginia Center Parkway from the southern boundary of the site. Internal public roads will feature streetscapes with lighting and street trees. Spacing between street trees of 35 to 45 feet on-center is provided. Space for the future amenity building is provided at the terminus of the road extending from Virginia Center Parkway. This plan of development also includes proffered road improvements to construct modifications to existing turn lanes and to provide for pedestrian accommodations at existing intersections. In accordance with the conditionally approved preliminary plat, future sections of townhomes are planned to infill the areas to the south and east of the current proposal, which will require additional plan of development approval in the future.

Architectural elevations have been provided proposing an array of townhouse types compliant with proffered conditions. Unit widths range between 16 feet and 24 feet. Each unit will include a minimum 12 inch masonry foundation on a front or street facing façade. Building materials will also be consistent with those proffered, and will include masonry, cementitious siding, or vinyl exteriors. The CMU District imposes a height limit of 60 feet for townhouses, and the elevations propose a variety of two- and three-story townhouse units meeting this requirement.

A lighting plan is also included which proposes 14 foot high pedestrian scale fixtures consistent with the urban-style proffered. Lighting is provided throughout the development, notably along public sidewalks on streets and within common areas. A minimum footcandle average between 0.5 and 2.0 footcandles must be maintained along these features. Staff has requested a revised lighting plan demonstrating compliance with this standard, as levels of illumination drop below the required maintained average along some segments of pedestrian ways. At the time of preparation of this agenda, staff has not received a revised lighting plan.

Additionally, several blocks of townhomes do not meet the CMU District's build-to zone standard. This requires the front façade of the building to be within 12 to 30 feet of a public feature, specifically a multi-use path along a right of way, or a sidewalk along right of way or common area. Along the stormwater basin (BMP) area, the minimum 12 feet distance is not provided exclusive of the proposed promenade. This promenade is intended by the applicant to justify the basin as an amenity feature, but is also serving as a maintenance access, preventing traditional amenities elements along the promenade such as shade trees, street furniture, or landscaping in general. Staff has requested a revised layout addressing these items as well.

The Environmental Division of the Public Works Department also cannot recommend approval of the Plan of Development due to the close proximity of a 12-foot retaining wall to the Resource Protection Area. The Environmental Division has requested a revised layout which proposes a retaining wall moved at least 10' feet further away from the Resource Protection Area than its currently proposed location.

Should staff receive revised plans addressing the outstanding issues, recommendation of approval would be subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions.

16. A The proffers approved as a part of zoning case REZ2022-00036 must be incorporated in this approval.
17. The subdivision plat for Edgebrook Section 1 must be recorded before any building permits are issued.
18. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
19. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
20. A note in bold lettering must be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads will be reclaimed with engineered fill. All materials must be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction must be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
21. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record must certify that the site has been graded in accordance with the approved grading plans.
22. 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.
23. The limits and elevations of the Special Flood Hazard Area must 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 must be granted to the County prior to the issuance of any occupancy permits.
24. Prior to construction plan approval, the developer must provide evidence that access for parcel 786-767-8426 will be maintained throughout the development process.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Paul Large)

(Applicable Rezoning Cases and PUPS: REZ2022-00036)

PLAN OF DEVELOPMENT

POD-2024-100526

KSB Warehouse Expansion

**Approved by the Director
05/29/2024**

Sekiv Solutions, LLC. for Klaus Kuhborth and Monika Kuhborth:

Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a one-story, approximately 33,605 square foot expansion to an existing industrial warehouse and office building, for an approximately 95,079 total square foot building, associated parking expansion and other site improvements. The 5.87-acre site is located on the southern line of Sarellen Road, approximately 350 feet east of Glen Alden Drive, on parcel 815-710-0988. The zoning is M-1 Light Industrial District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed development would expand an existing 61,471 square foot warehouse and office building to 95,079 total square feet. The expansion of the building includes areas along the existing sides and an infill portion along the building front. A pedestrian pathway with exercise equipment, a gazebo and benches are proposed at the rear areas of the site to serve as an employee amenity. The building expansion areas will be constructed with finishes of metal siding consistent with the existing building materials and the existing medium brown metal painted siding will be repainted to white with blue accents to match the expansion areas and refresh the facades. The existing structure has a maximum height of 29 feet and the proposed expansion is to have a maximum height of 40 feet.

Consideration for alternative landscaping has been requested. The request is to provide relief from screening requirements for the new loading dock. The applicant states that the width of the drive aisle required for these three (3) docks makes it impractical to install a fence and gate in this location, as a physical barrier of this type will impede the truck maneuverability throughout this area and corridor. In addition, the location of the dock is at the end of a cul-de-sac street among several other industrial uses with outward-facing loading facilities. The applicant has committed to providing enhanced landscaping in the adjacent areas available to mitigate impacts. Compliance with screening requirements for the narrower service area west of the building are achievable, so the request is for the modified loading area on the eastern side of the building only. Based on the information provided by the applicant, staff has no objection to the alternative landscape plan request for screening.

The lighting plan provides illumination for the parking lot and pedestrian pathways. The plan proposes building-mounted concealed source fixtures at heights ranging from 10 feet to 25 feet while the existing pole-mounted fixtures in existing parking lot areas are to remain. Three-and-a-half-foot tall bollard lights are proposed to light the pathways.

Should the Director approve the alternative landscape plan, staff recommends approval of the POD subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

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.

(Staff Report by: Todd Rigler)

(Applicant's Representative: Stig Owens)

(Applicable Rezoning Cases and PUPS: _____)

PRELIMINARY PLAT

[SUB-2024-100697](#)

Orams Branch (May 2024 Plan)

**Approved by the Director
05/29/2024**

Sekiv Solutions for Deborah G and Donald G Lavecchia, Tedmab 105, LLC, and Orams Development LLC: The 30.41-acre site proposed for the construction of 72 single family lots is located between Orams Lane and Westover Avenue, approximately 1,585 feet north of the intersection of Orams Lane and Nine Mile Road (State Route 33), on parcels 815-728-4458, 815-728-6843, and 816-727-0343. The zoning is R-4C One Family Residence District (Conditional). County water and sewer. **(Varina) 72 Lots**

The Orams Branch subdivision proposes 72 single-family lots. The layout closely resembles the approved rezoning's conceptual plan under REZ2023-00041, with slight alterations in street design, lot quantity, and arrangement due to environmental constraints. The proposed number of lots has been reduced from the proffered maximum of 85 to 72 lots. This adjustment has resulted in an expansion of the designated open space areas, now totaling 7.643 acres, which exceeds the open space requirement by 1.6 acres.

Lot 50 is proposed as a double frontage lot because it fronts the proposed Orams Branch Court and the existing Orams Lane. To prohibit access from Orams Lane, a 15-foot wide no ingress/egress landscape buffer planted to a Transitional Buffer 25 standard is provided. This matches the Concept Plan approved with rezoning. This double frontage lot must be approved by the Director of Planning, as Orams Lane is less than 60 feet in width.

Additionally, as part of this request Orams Lane is proposed to be widened along the development's frontage. Sidewalks will be installed along the Orams Lane and Westover Avenue frontages. The layout plan includes proffered street trees and sidewalks on internal streets and no ingress/egress planting strip easements along Orams Lane and Westover Avenue. Details for the connections to the proposed open spaces, commons areas and the adjacent County Park, along with proposed amenities in the open spaces and commons areas will be provided with subsequent construction plans.

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

13. Each lot must contain at least 8,000 square feet.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association must be submitted to the Department of Planning for review. Such covenants and restrictions must be in a form and substance satisfactory to the County Attorney and must be recorded prior to recordation of the subdivision plat.

15. The details for the landscaping to be provided within the 15-foot-wide planting strip easement along Orams Road must be submitted to the Department of Planning for review and approval prior to recordation of the plat.
16. The proffers approved as part of zoning case REZ2023-00041 must be incorporated in this approval.

(Staff Report by: Kristin Smith)

(Applicant's Representative: Stig Owens)

(Applicable Rezoning Cases and PUPS: REZ2023-00041)