

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 2020

The Planning Director has acted on the cases on this agenda as noted within, as designated agent of the Board of Supervisors in accordance with Temporary Ordinance approved April 14, 2020 addressing approval of preliminary subdivision plats and plans of development during the COVID-19 Pandemic.



DEVELOPMENT REVIEW AND DESIGN DIVISION – DEPARTMENT OF PLANNING

R. Joseph Emerson, Jr., AICP, Director of Planning, Secretary
Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Senior Principal Planner
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner/Recording Secretary
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist

TRANSFER OF APPROVAL

POD-27-84
POD2018-00457
Gardco Retail Center
(Formerly Shiro Retail &
Warehouse Facility) – 8818
West Broad Street (U.S.
Route 250)

Fred Gardner for Gardco, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Robert F. Shiro and W.S. Richardson, Jr. to Gardco, LLC. The 0.93-acre site is located on the northern line of West Broad Street (U.S. Route 250), approximately 250 feet east of Homeview Drive, on parcel 759-755-8497. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

**APPROVED BY
DIRECTOR ON
12/16/2020**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated November 6, 2018, which included replacing the dumpster enclosures and removing a trailer that had been stored on site.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Fred Gardner)**

TRANSFER OF APPROVAL

POD-154-88
POD2017-00251
Jensen Leisure Furniture
(Formerly Paxton Van Lines)
– 1900 Old Williamsburg
Road

Williams Mullen for Jensen Leisure Furniture, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Paxton Van Lines to Jensen Leisure Furniture, LLC. The 5.57-acre site is located on the north line of Old Williamsburg Road at its intersection with Old Memorial Drive, and on the south line of I-64, on parcel 837-715-5770. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

**APPROVED BY
DIRECTOR ON
12/16/2020**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated June 9, 2017, which included re-sealing the parking lot, replacing missing landscaping and cleaning up the refuse the previous tenant had left on site.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: John M. Mercer)
(Applicable Rezoning Cases and PUPS: C-82C-88)**

TRANSFER OF APPROVAL

POD-71-78 (pt)
POD2020-00251
Capital City Physicians
Building at Forest Office
Park (Formerly Koger Office
Center Campbell Building) –
8002 Discovery Drive

CCPB, LLC: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Koger Properties to CCPB, LLC. The 3.205-acre site is located at the northwest corner of the intersection of Forest Drive and Discovery Drive, on parcel 759-745-5902. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

**APPROVED BY
DIRECTOR ON
12/16/2020**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated June 22, 2020, which included replacing missing landscaping, pruning the existing landscaping, and restriping the parking lot.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: William Bauman)**

TRANSFER OF APPROVAL

POD-75-85 and POD-122-89
POD2020-00046,
POD2020-00053,
POD2020-00054,
POD2020-00055, and
POD2020-00047
Center Park I, II, III, IV, and
V (Formerly Vantage Place
and Vantage Place Building
E) – 4319, 4335, 4405, 4419,
and 4431 Cox Road

Troutman Sanders LLP for Lingerfelt Office Properties II LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lingerfelt Office Properties II LLC to HOP III Property Owner, LLC; Tower Road II, LLC; PG-DE Innsbrook, LLC; Pohlig TIC Investor, LLC; and Superior TIC Investor, LLC. The 13.307-acre site is located along the east line of Cox Road, at the intersection of Cox Road and Waterfront Drive, on parcels 750-763-2683, 750-763-4872, 750-764-4113, 750-764-5700, and 750-763-7063. The zoning is O-3C, Office District (Conditional) and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED BY
DIRECTOR ON
12/16/2020**

The new owners accept and agree to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated February 21, 2020, which included replacing missing landscaping and restriping stop bars.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Will Homiller)
(Applicable Rezoning Cases and PUPS: C-53C-79 and C-10C-84)

TRANSFER OF APPROVAL

POD-89-86
POD2020-00049
Gaskins Center II (Formerly
Gaskins Center II (Wells
Fargo)) – 3829 Gaskins Road

APPROVED BY
DIRECTOR ON
12/16/2020

Troutman Sanders LLP for Lingerfelt Office Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lingerfelt Office Properties, LLC to HOP III Gaskins Owner, LLC; Pohlig Box Factory, LLC; Superior Apartments, LLC; Pine Grove Properties, L.C.; and Tower Road, LLC. The 3.43-acre site is located on the east side of Gaskins Road, approximately 600 feet north of the intersection with Mayland Drive, on parcel 752-758-5965. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The new owners accept and agree to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated February 21, 2020, which included replacing missing landscaping, repaving a portion of a driveway, and restriping stop bars.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Will Homiller)

TRANSFER OF APPROVAL

POD-18-97 (pt)
POD2020-00094
Biolife (Formerly Rite Aid at
Staples Mill & Parham
Roads) – 8702 Staples Mill
Road (U.S. Route 33)

APPROVED BY
DIRECTOR ON
12/16/2020

Kimley-Horn and Associates, Inc. for WEC 98G-40, LLC and GRD Richmond, LLC: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from WEC 98G-40, LLC to GRD Richmond, LLC. The 1.76-acre site is located on the southwest corner of the intersection of Staples Mill Road (U.S. Route 33) and E. Parham Road, on parcel 769-755-9509. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated March 9, 2020, including installation of landscaping and the removal of overgrowth and trash.

The staff recommends approval of this transfer of request.

(Staff Report by Cherie Wyatt)
(Applicant's Representative: Ryan Perkins)
(Applicable Rezoning Cases and PUPS: C-108C-73)

TRANSFER OF APPROVAL

POD2016-00062
POD2020-00493
American Paper Converting,
Inc. (Formerly Tech Park
Distribution Center) - 5801
Techpark Way

APPROVED BY
DIRECTOR ON
12/16/2020

Sekiv Solutions for American Paper Converting, Inc. and Earl Thompson, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Earl Thompson, Inc. to American Paper Converting, Inc. The 15.0-acre site is located on the south line of future Techpark Way, approximately 410 feet west of its intersection with Techpark Place, on part of parcel 842-706-9406. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The owner will ensure that the site is constructed to the specifications as outlined on the approved construction plans and with any modifications as required by the Departments of Planning, Public Works, and Public Utilities.

The staff recommends approval of this transfer request.

(Staff Report by Spencer Norman)
(Applicant's Representative: Stig Owens)
(Applicable Rezoning Cases and PUPS: C-47C-00)

PLAN OF DEVELOPMENT (Deferred from October 2020)

POD2020-00317
Exxon at 2301
Mechanicsville Turnpike
(U.S. Route 360)

APPROVED BY
DIRECTOR ON
12/16/2020

William J. Davis for Richmond Petroleum Marketing, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to partially demolish an existing convenience store with fuel pumps to remain and construct a one-story, 2,660 square foot convenience store, a one-story, 1,040 square foot car wash, and a one-story 1,000 square foot office building. The 0.86-acre site is located on the southeast corner at the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The applicant proposes renovation of the convenience store and fuel station at 2301 Mechanicsville Turnpike at the intersection of Bloom Lane. Previously granted plan of development approval in 2014 under the title of Richmond Petroleum, the current plan is a different layout concept that includes retention of the existing fueling canopy with enlargement of the convenience store component under the existing canopy to remain. The plan is similar to the previous plan of

development layout in the provision of a new car wash and an office/storage building to be used by the applicant as the sole business operator. Redevelopment of the site will bring the parking lot layout and landscape area configuration into compliance with current requirements.

The proposed one-story convenience store building, car wash, and office will be designed to match and will include a mix of red brick base, beige vertical metal siding, and beige EIFS.

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

29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
32. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
33. 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 Department of Planning prior to any occupancy permits being issued.
34. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Mechanicsville Turnpike (U.S. Route 360).
35. Outside storage shall not be permitted.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: William J. Davis)

PLAN OF DEVELOPMENT (Deferred from November 2020)

POD2020-00334
Sam's Xpress Car Wash -
Staples Mill - 8808 Staples
Mill Road (U.S. Route 33)

**APPROVED BY
DIRECTOR ON
12/16/2020**

Eagle Engineering, Inc. for The Residuary Estate of Howard O. Robertson, Jr. and SXCW Properties II, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a single family dwelling and construct a one-story, 4,114 square foot car wash and a freestanding fueling station with canopy not to exceed 12 fuel pumps. The 5.33-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 300 feet north of E. Parham Road, on parcels 769-755-3049, 769-755-6068, and 769-755-8276. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The subject property was recently granted approval by the Board of Supervisors in May of 2020 for B-3 conditional zoning (REZ2020-00007). The applicant proposes an express car wash facility and freestanding fuel pumps, consistent with the proffered conceptual site plan and building elevation exhibits provided at time of rezoning.

Currently a single-family residential structure is located on the southern half of the property, south of a 100-foot wide Dominion Power transmission easement. The overall site includes property north of the transmission easement, which will be developed by others to be determined and will require future plan of development review and approval. Access to Staples Mill Road has been reviewed by VDOT and Dominion Virginia Power, and will be located where the transmission easement crosses Staples Mill Road to provide best access spacing possible. The current plan of development for the carwash and fueling facility will provide all cross access easements to allow connectivity to adjacent parcels north and south of the current phase, to promote consolidated and shared access.

The car wash will be constructed of brick and EIFS with rooftop parapet equipment screening integrated into the design of the building. All elevations for the building, fuel canopy, and vacuum area canopy, and screening provided with the plan of development, are consistent with those exhibited with the zoning case.

The landscape plan will return at a later date for Planning Commission review and approval. The conceptual plan included in the staff plan is for informational purposes only and not part of this plan of development approval.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
31. A plat for the widening of Staples Mill Road (U.S. Route 33) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.
32. The entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
33. 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 Department of Planning prior to any occupancy permits being issued.
34. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Staples Mill Road (U.S. Route 33).
35. Outside storage shall not be permitted.

36. The proffers approved as a part of zoning case REZ2020-00007 shall be incorporated in this approval.
37. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
38. 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.
39. 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.
40. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Matthew Kirchner)

(Applicable Rezoning Cases and PUPS: REZ2020-00007)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00419

Our Lady of Hope Parking
Expansion – 13700 N.
Gayton Road

**APPROVED BY
DIRECTOR ON
12/16/2020**

Balzer and Associates, Inc. for Our Lady of Hope Health Center: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct additional 34 parking spaces on the south side of the existing building along the fire access road. The 8.558-acre site is located on the west line of North Gayton Road, approximately 1700 feet south of the intersection with West Broad Street (U.S. Route 250), on parcel 733-763-0435. The zoning is R-6C, General Residence District (Conditional) and B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant proposes to construct 34 additional parking spaces along the north side of the existing service road at the south side of the parcel. These spaces are intended for use by staff. A walkway will be provided from the parking spaces to an existing walkway that leads to the building entrance.

The existing BMP will be adjusted to account for the increased impervious area and new stormwater pipes will be installed.

The proposal includes a lighting plan with lighting detail cut sheets. Residential style pole lights at a height of 16 feet will be provided. The lighting plan meets all proffers on this parcel.

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.
- 29. The proffers approved as part of zoning cases C-5C-88 and C-47C-93 shall be incorporated in this approval.

(Staff Report by Salim Chishti)

(Applicant's Representative: Aaron Breed)

(Applicable Rezoning Cases and PUPS: C-5C-88 and C-47C-93)

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION AND SPECIAL EXCEPTION

POD2020-00434
Warehouse at 5901
Richmond Henrico Turnpike

**APPROVED BY
DIRECTOR ON
12/16/2020**

Kimley-Horn and Associates for Richmond International Raceway and Hillwood Investment Properties: Request for approval of a plan of development, transitional buffer deviation, and special exception, as required by Chapter 24, Sections 24-2, 24-106, and 24-106.2(e)(3) of the Henrico County Code, to construct a five-story approximately 2,600,000 square foot warehouse distribution center and associated infrastructure and to authorize a special exception for building height exceeding 50 feet, up to 100 feet. The transitional buffer deviation would authorize a variable width reduction in the width of the 25-foot transitional buffer between the subject property and the existing facility at 794-744-9777. The 119.9-acre site is located on the south line of Richmond Henrico Turnpike, approximately 1,800 feet northeast of its intersection with Azalea Avenue, on parcel 796-745-8505. The zoning is M-2C, General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This plan of development is to construct a five-story 2,950,000 square foot warehouse distribution center. The plan includes parking spaces for personal vehicles, loading docks, and associated infrastructure. It also proposes significant improvements to the Richmond Henrico Turnpike (RHT), including the intersection with Azalea Avenue. These improvements are in conjunction with the road improvements proposed by the applicant with POD2020-00397, Warehouse at 3900 Richmond Henrico Turnpike, that is currently under construction plan review.

The subject parcel, 796-745-8505, is largely cleared and is one of several sites containing parking spaces for the nearby raceway. The applicant previously received approval to construct a storm water management pond on a part of this parcel with POD2020-00397; it will be enlarged with this plan.

Calculations have been confirmed that determine the raceway will continue to meet its required parking ratio after the proposed overall development has been completed.

The special exception requested would allow the building to exceed 50 feet in height, up to 100 feet. The five-story building is approximately 86 feet tall to the bottom of the roofline. Above the roofline, there are multiple parapet walls of different heights to screen the various roof mounted mechanical units and to improve the overall appearance of the building. On the eastern and western sides of the building, mechanical penthouses are located that have an approximate height of 100 feet. The building is largely composed of tilt up concrete wall panels with a textured coating in white or gray tones and insulated metal panels (IMP) of the same color palette. The IMP panels are largely orientated horizontally, with some orientated vertically to provide a variation in appearance. On all four sides, there are multiple bump outs of varying heights and depths to provide further visual variations to the building. On the ground floor, there are some metal panels around the aluminum storefront finish of the offices and the employee area that will match the color scheme of the wall panels.

There will be four entrances to the site, three onto RHT and one onto Azalea Avenue. The middle entrance on RHT is a signalized, four-way entrance that will be constructed with POD2020-00397, Warehouse at 3900 Richmond Henrico Turnpike. The other entrances are designed as overflow access points to the site.

A conceptual landscape plan has been submitted that addresses the required buffer areas. The required plantings will be provided outside of easements and the easternmost storm water management pond. A Transitional Buffer Deviation has been submitted to allow for a variable width reduction in the required 25-foot area between the subject parcel zoned M-2 and the existing garage at the intersection of RHT and Azalea Avenue on parcel 794-744-9777, zoned B-3. The location of the proposed driveway utilizes an existing curb cut onto Azalea Avenue and for the driveway to function correctly, it must encroach into the Transitional Buffer. The applicant has agreed to review this buffer after sufficient site work has been completed to evaluate the retained, existing vegetation and install additional landscaping, as necessary.

This proposal is subject to rezoning case REZ2020-00032 that was recently approved by the Board of Supervisors on November 10, 2020. As currently proposed, the plans satisfy all proffers associated with this case. Staff received an inquiry about this proposal from a citizen who was provided answers to questions, and indicated no opposition to the case.

The staff recommends approval of the plan of development, including the special exception and transitional buffer deviation, subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. The right-of-way for widening of Richmond Henrico Turnpike and Azalea Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent prior to approval of construction plans.
30. Outside storage shall not be permitted.
31. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of any building permit application.

32. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
33. The proffers approved as a part of zoning case REZ2020-00032 shall be incorporated in this approval.
34. 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.
35. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) 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.
 - (b) 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.
 - (c) 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.
 - (d) 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.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. 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.
38. Evidence that the owners of parcels 794-744-2825, 794-744-4156, 794-744-7852, 794-744-9777, 794-745-8161 and 795-746-5940 have approved improvements on their respective properties shall be provided prior to construction plan approval.

(Staff Report by Tony Greulich)

(Applicant's Representative: Dave France)

(Applicable Rezoning Cases and PUPS: REZ2020-00032)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2020-00449
Community West Church -
Phase 1 and Master Plan -
2340 Pump Road

**APPROVED BY
DIRECTOR ON
12/16/2020**

E.D. Lewis & Associates for Community West Church:
Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 12,075 square foot church with related site improvements, and a future one-story, 2,000 square foot church offices addition and parking improvements. The 16.52-acre site is located on the southwest corner at the intersection of Pump Road and Burnside Lane, on parcel 740-752-1906. The zoning is A-1, Agricultural District. County water and sewer. **(Tuckahoe)**

The applicant requests approval of an initial phase and a master plan to construct a one-story, 12,075 square foot church and related parking improvements. The master plan would authorize a future phase to construct a one-story 2,000 square foot addition for church offices, for a total of 14,075 square feet, and the implementation of a community village green concept, including modifications to parking and access configurations.

The initial phase will serve to refurbish much of the existing paved parking lot to meet and exceed parking requirements for the church. The future phase, to include the village green and a right turn exit only access to Pump Road, would include relocation of parking to its final location along the sides of the green and the proposed building. The church office expansion would be located at the south end of the building's sanctuary wing. Throughout all phases, perimeter established vegetation will be preserved, including the mature 50-foot wide wooded area along the north property line, and select mature trees located in front of the proposed building. Over half of the property behind the proposed church building will remain undisturbed with phase one and the master plan.

The church building will be constructed of stacked stone and cementitious siding with an architectural shingled roof. The height of the sanctuary wing is approximately 27 feet, with the remaining building mass below 20 feet height.

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

29. A concrete sidewalk meeting County standards shall be provided along the west side of Pump Road.
30. Outside storage shall not be permitted.
31. 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.
32. 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.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved

and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.

34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Monte Lewis)

PLAN OF DEVELOPMENT

POD2020-00453
Baker – Landmark Tech
Center - Old Staples Mill
Road

APPROVED BY
DIRECTOR ON 1/4/2021

McKinney and Company for Pruitt Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 2 one-story office-warehouse buildings: a 29,441 square foot building on Landmark Road and a 15,192 square foot building on Old Staples Mill Road. The 15.65-acre site is located on the eastern line of Landmark Road, approximately 500 feet north of its intersection with Parham Road and on the east line of Old Staples Mill Road, approximately 300 feet north of its intersection with Staples Mill Road (U.S. Route 33), on parcel 770-756-3352. The zoning is M-1, Light Industrial District, M-1C, Light Industrial District (Conditional), and M-2, General Industrial District. County water and sewer. **(Brookland)**

This proposed warehouse development is located on both Landmark Road and Old Staples Mill Road frontage for 2 office warehouse buildings totaling 43,756 square feet. The building fronting Old Staples Mill is 14,314 square feet, and the building located on Landmark Road is 29,442 square feet. The developer proposes extending and dedicating Landmark Road 225 feet north to a cul-de-sac and building the connection from the existing Wawa entrance road to Landmark Road.

The site was zoned M-1 and R-3 in 1960. The rear portion of the property adjacent to the railroad tracks was zoned M-2 in 1963. The R-3 zoning along Old Staples Mill was rezoned to M-1C with C-43C-90.

Though the building and site development proffers only apply to the Old Staples Mill Road site, both buildings and sites are designed to meet the proffers. The proposed 32-foot-tall buildings use reddish-brown utility brick on the front and sides; and split face block along the buildings' rear façade. The mass of the buildings is broken by two concrete accent bands 10 feet and 27 feet from grade. All overhead doors are in the back of the building and face the rear of the site. Windows are provided along the front and sides where offices will be utilized. The proffers also require HVAC screening and masonry screening for any exterior dumpsters, although none are proposed.

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

29. The subdivision plat for Landmark Road Section 2 shall be recorded before any building permits are issued.
30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
31. Outside storage shall not be permitted except as shown on the approved plan.
32. The proffers approved as a part of zoning cases C-43C-90 shall be incorporated in this approval.
33. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
34. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
36. 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.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Christina Goggin)

(Applicant's Representative: Stuart Groseclose)

(Applicable Rezoning Cases and PUPS: C-43C-90, C-44C-90, and REZ2020-00042)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00456
Sunset Hills Square – 7250
Patterson Avenue (State
Route 6)

**APPROVED BY
DIRECTOR ON
12/16/2020**

**Koontz Bryant Johnson Williams for Muds Associates, LLP,
County of Henrico, and Pivot Development:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 14,916 square foot medical office building and related site improvements. The 2.81-acre site is located on the south line of Horsepen Road, approximately 400 feet west of Three Chopt Road, on parcel 762-740-9594 and part of parcel 763-741-2407. The zoning is B-2C, Business District (Conditional) and O-1, Office District. County water and sewer.
(Tuckahoe)

The second phase of redevelopment for the former church property at the northeast corner of Patterson Avenue and Horsepen Road includes a one-story, 14,916 medical office building. The property was granted zoning approval by the Board of Supervisors in October 2019 with

REZ2019-00026, subject to proffered conditions that contemplated a two-phase redevelopment of the overall site.

In addition to improvements directly related to the medical office proposed, the plan includes realignment of the parking lot drive aisle access to Horsepen Road, road widening to accommodate an additional lane for northbound Horsepen Road adjacent to the Property and within the existing public right-of-way of Horsepen Road, and sidewalk for both Patterson Avenue and Horsepen Road frontages.

The proposed building is red brick and mortar with brick accents to match the existing Food Hall building, which was the former church sanctuary. Building height for the single story building is approximately 18 feet from grade to the midpoint of roof pitch.

Site lighting is provided consistent with the first phase of development, to be implemented with new LED concealed source light fixtures. A combination of wallpacks installed at 9 feet above the finished first floor of the building, and pole mounted fixtures no greater than 25 feet above grade will be implemented to achieve recommended lighting levels. Proffers specify that parking lot lighting shall be reduced to no more than a security level following the close of business operations.

The landscape plan for this phase of development will return at a later date for review and approval. The conceptual landscape plan included with the staff plan demonstrates compliance with the proffer 6, requiring a 25-foot transitional buffer adjacent to Horsepen Road, while material and precise location of plantings will be determined at a later time. This plan is included for informational purposes only and not part of this plan of development approval.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 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.
29. A concrete sidewalk meeting County standards shall be provided along the southeast side of Horsepen Road.
30. A concrete sidewalk meeting VDOT standards shall be provided along the northeast side of Patterson Avenue (State Route 6).
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case REZ2019-00026 shall be incorporated in this approval.
33. 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.
34. 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.

35. 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.
36. 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.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Simon Mueller)

(Applicable Rezoning Cases and PUPS: REZ2019-00026)

PLAN OF DEVELOPMENT

POD2020-00457

Glens at Scott Place Section
2 – Scott Place

**APPROVED BY
DIRECTOR ON
12/16/2020**

Koontz Bryant Johnson Williams for Scott Place Developers, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 37 two-story residential townhouses for sale. The 4.398-acre site is located between the south line of Scott Road and the northwest corner of East Parham Road (State Route 73) and Interstate 95 (I-95), on parcel 785-757-9394. The zoning is RTHC, Residential Townhome District (Conditional). County water and sewer. **(Fairfield)**

This plan would authorize a second phase of 37 townhouse lots in a three-phase project totaling 115 lots. The Planning Commission approved the first phase, POD2017-00136, The Glens At Scott Place, Section 1, at their April 26, 2017 meeting. Section One plans authorized the construction of 43 townhouse lots, along with the construction of the stormwater management facilities for all three phases, as well as the dedication and construction of street improvements along Scott Road for phases 1 & 2, including the proffered decorative metal fence with masonry stone columns 50-foot on center. A third phase consisting of 35 additional townhouse lots will be submitted in the future for review and approval.

The architectural elevations and floor plans for Section 2 are consistent with the elevations and floor plans approved by the Planning Commission with Section 1.

Proffer Number 23 of Zoning Case Number REZ2016-00024 requires the landscape plan to return to the Planning Commission for review and approval. A conceptual landscape plan has been submitted for informational purposes. The plan review will be completed separately, once the property has been graded, so that staff can evaluate tree save areas shown on the construction plan.

The plan satisfies all applicable zoning code and proffered requirements.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. The subdivision plat for Glens at Scott Place Section 2 shall be recorded before any building permits are issued.
30. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
31. A concrete sidewalk meeting County standards shall be provided along the south side of Scott Road.
32. The proffers approved as a part of zoning case REZ2016-00024 shall be incorporated in this approval.
33. 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.
34. 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.
35. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) 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.
 - (b) 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.
 - (c) 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.
 - (d) 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.
36. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Greg Koontz)
(Applicable Rezoning Cases and PUPS: REZ2016-00024)

LANDSCAPE PLAN

POD2020-00384
Parham Senior Living – 567
N. Parham Road

APPROVED BY
DIRECTOR ON
12/16/2020

Kimley-Horn for CA Senior Richmond Parham VA Property Owner, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.6-acre site is located on the east line of N. Parham Road at its intersection with Derbyshire Road, on parcel 752-738-1173. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

Parham Senior living is a 5.65-acre, 150-unit life care facility currently under construction. The parcel was subdivided from the Temple Beth El and was rezoned from R-2 to R-6C by the Board of Supervisors at their March 2019 meeting with rezoning case REZ2018-00049 and PUP2018-00020. The Plan of Development and lighting plan were subsequently approved by the Planning Commission in June 2019.

To mitigate views into the site, the developer proffered to maintain a 35-foot natural buffer area along Parham Road. In addition to the 35' buffer along Parham Road, there is a 25' proffered natural/enhanced landscaped buffer adjacent to the Montessori School. This buffer will also require a 6-foot solid board fence along the property line per proffers. A 10' transitional buffer is required by the zoning ordinance along all other property lines.

Staff has received input from property owners across Parham Road that the site has become more visible as the deciduous trees in the buffer have lost their leaves. Staff met onsite with the applicant's landscape architect and identified areas that could be supplemented with additional evergreen plantings to fill in the gaps. The applicant has proposed 15 8-foot-tall Nellie Stevens Hollies to help supplement the existing buffer. There is a natural downward slope from the upper edge along Parham Road to the back of the 35-foot buffer as the site goes from north to south requiring all supplemental plantings to be at the highest edge which is along Parham Road.

Staff requested and the developer is providing flowering and evergreen shrubs in the retaining wall landscape strips and larger plantings, including columnar trees along the building façade facing Parham Road. The proposed landscape plan meets all the County zoning and proffered requirements.

The applicant is holding a citizen meeting December 10, 2020 to allow the neighbors to see the plan in person and ask questions. The meeting also includes a web presentation of the landscape plan for those who wish to attend remotely. Notice letters for the meeting along with a color copy of the proposed plan were sent out last week with staff's contact. Following this notification, staff has received comments from residents in the Kinross subdivision across Parham Road, and an additional call from a person with a question regarding the availability of independent living at the facility.

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

(Staff Report by Christina Goggin)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2018-00049 and PUP2018-00020)