

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 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-66-00
POD2020-00044
Jiffy Lube Store #2906 –
5710 West Broad Street

**APPROVED BY
DIRECTOR ON 7/22/2020**

Michael P. Lafayette, Esquire for Fred B. Bisger, Trustee: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Howard J. Varinsky and Leslie W. Gould Trust to Fred B. Bisger, Trustee of the Trust Agreement of Fred B. Bisger. The 0.59-acre site is located at the northeast corner of the intersection of Libbie Avenue and West Broad Street (U.S. Route 250), on parcel 771-739-7295. The zoning is B-3, Business District. 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 February 18, 2020, including pavement maintenance and markings, and installation of landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Fred B. Bisger)

PLAN OF DEVELOPMENT, MASTER PLAN, AND LIGHTING PLAN

POD2020-00152
Silver Hills Apartments at
Innsbrook and Master Plan –
10945 Nuckols Road

**APPROVED BY
DIRECTOR ON 8/14/2020**

Kimley-Horn and Associates for Nuckols Corner Land, LLC, Sadler Road Land, LLC, 4501 Highwoods Parkway LLC, 4521 Highwoods Parkway, LLC, 4600 Cox Road II, LLC, and Silver Hills Development, Inc.: Request for approval of a plan of development, master plan, and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 4-story, 252,484 square foot multi-use building, including 234 apartment units, 5,600 square foot commercial space, 4,970 square foot office space, a 370-space parking deck, and associated streetscape and hardscape improvements. The 3.34-acre site is located at the northeast corner of Sadler Road and Sadler Place and on the south line of Nuckols Road, on parcel 750-767-3526, and the overall 39.46-acre master plan site includes additional parcels 749-765-7952, 750-765-0494, 750-765-4697, and 750-766-3162. The zoning is UMUC, Urban Mixed Use District (Conditional) and IO (Innsbrook Overlay District). County water and sewer. **(Three Chopt)**

This plan of development is to construct a new building within a master planned Urban Mixed Use District. The Master Plan was originally approved by the Planning Commission with POD2013-00189 on July 24, 2013. Within that plan, the design for Block 7 was also approved by the Commission; however, no details for the other blocks, including the block containing the currently proposed development were provided. The development of the remaining blocks continues to require review and approval by the Planning Commission.

This plan of development includes a revision to Block 2 of the Master Plan to construct a 4-story multi-use building including 234 apartment units, commercial and office space and a 370-space parking deck.

Adjacent to the residential areas, the maximum height of the building is approximately 45 feet in height. In general, the maximum average height of the building is approximately 53 feet tall. Both heights meet proffer and code requirements. The exterior materials of most of the building are brown and white brick, cream stucco with light gray stucco accents and trim, and dove gray siding with dark gray accents. Recessed decks and varied parapets are used to visually separate the building into smaller building units. There is an accent roof at the corner of Nuckols and Sadler Roads of gunmetal standing seam metal. Projecting decks and lower level canopies are located at both the primary entrances for the retail area, and the residential lobby. The lower level retail area has dark gray windows and canopies, to offset the light buff engineered stone cladding. The parking garage facing the existing post office building is a painted cream and dark gray concrete. The lower level of the deck has decorative slats or ornamental metal fencing at all openings to provide a visual screen.

The typical streetscape details, including conceptual landscaping, pole lighting, and street furnishings as required by the Innsbrook Urban Mixed-Use District Urban Design Guidelines and the UMU zoning code, are not provided at this time as road construction plans are being developed by the County in accordance with a prior road construction agreement between the developer and Henrico County. These details will need to be provided with a final streetscape landscape and lighting plan for the areas between the building and roads. The exact details will be determined during the construction plan and landscape plan reviews, and in accordance with condition #46.

The proposed plan is generally consistent with the proffers associated with rezoning C-13C-11, the conditions associated with Provisional Use Permit case PUP-10-11 and the proffered Design Guidelines. The Innsbrook Architectural Review Committee reviewed and approved the submitted site plans and architectural drawings.

The 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.
29. The right-of-way for widening of Sadler Road 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. The right-of-way for widening of Sadler Place 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.
31. The right-of-way for widening of Nuckols Road 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.

32. A concrete sidewalk meeting County standards shall be provided along the north side of Sadler Place.
33. A concrete sidewalk meeting County standards shall be provided along the east side of Sadler Road.
34. A concrete sidewalk meeting County standards shall be provided along the south side of Nuckols Road.
35. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
36. The proffers approved as a part of zoning case C-13C-11 and P-10-11 shall be incorporated in this approval.
37. 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.
38. The existing gas easement in conflict with the building footprint shall be vacated prior to approval of the building permit for the said building.
39. 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.
40. 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.
41. 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.
42. Approval of architectural, engineering, and landscape architectural working drawings and specifications shall be obtained from the Innsbrook Architectural Review Committee prior to commencement of any construction.
43. Proposed restrictive covenants shall be submitted to the Department of Planning for review and approval as to form satisfactory to the County Attorney prior to construction plan approval and they shall be recorded prior to building permit approval.
44. Evidence of an approved right-of-way maintenance agreement with the Department of Public Works for the proposed sidewalk in the right-of-way must be submitted to the Department of Planning prior to issuance of a certificate of occupancy for this development.
45. The purchase of existing right-of-way along Sadler Place as shown on approved plans shall be completed prior to construction plan approval.
46. At such time that the design of road improvements for Sadler Place, Sadler Road and Nuckols Road are completed, the applicant shall submit a streetscape plan including landscaping and lighting for review and approval by the Director of Planning. This streetscape landscape and lighting plan shall conform to the Urban Mixed Use Zoning

requirements and the Innsbrook Urban Mixed-Use District Urban Design Guidelines Manual, including elements such as street furniture and street pole lighting. These plans shall supplement any existing, approved landscape plans associated with this development. The applicant will be responsible for installing and maintaining all approved landscaping and streetscape features.

47. The County Board of Supervisors will need to approve a vacation of the right-of-way or approve an encroachment over such right-of-way for the exit doors, sidewalks and any other encroachments along Nuckols Road as shown on the plan. Otherwise, the building will need to be redesigned to avoid any encroachments over such right-of-way.
48. Construction plans shall be coordinated for drainage considerations between this site and the Nuckols Road Improvements, Phase II plan as determined by the Director of Public Works prior to construction plan approval.

(Staff Report by Tony Greulich)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: C-13C-11 and P-10-11)

PLAN OF DEVELOPMENT (Deferred from June 2020)

POD2020-00216

Castleton Section 6 – Doran Road

**APPROVED BY
DIRECTOR ON 7/22/2020**

Townes Site Engineering for Ross Run, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 79 detached dwellings for sale with zero lot lines. The 26.46-acre site is located on the eastern line of Doran Road, approximately 1,760 feet south of Darbytown Road, on part of parcel 824-693-0717. The zoning is R-5AC, General Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This case was previously deferred by the applicant to continue to work through details with Public Works Traffic Division, which have now been resolved.

This final section proposes the construction of 79 zero lot line dwellings for Section 6 of Castleton Subdivision. The site was rezoned July 14, 2015. The Planning Commission granted conditional subdivision approval March 23, 2016 for 325 lots. Section 3 was the first zero lot line development recorded in this subdivision. Planning Commission granted POD approval for Section 5, September 16, 2018, which is about to be recorded. Section 7 was approved May 2020 by the Director under the Covid-19 Pandemic temporary ordinance.

At rezoning, the applicant proffered to provide a 25-foot buffer along Doran Road that is to meet a transitional buffer 25 through tree retention and additional landscaping as required. The proffers also require 2.5-inch caliper street trees to be provided every 50 feet along the new public roads within the subdivision and 1 - 2.5-inch caliper tree in the front yards. Sidewalks/bike paths a minimum of 4 feet along one side of the major thoroughfare roads within the project and streetlights will also be installed every 160 feet.

The architectural elevations submitted by the applicant follow the proffers with brick or cultured stone crawl foundations with the primary building material brick, cultured stone, stone veneer,

cementitious siding, vinyl or a combination thereof. Each home shall have an attached 1 or 2 car garage with architectural detail on them. Each house is proffered to be a minimum finished floor area of 1,800 square feet with at least 55% of the homes having a finish floor area of 2,200 square feet or above.

There are proffered amenities which have been constructed such as two pools, a fitness center, a children's play area and a club house. Two tennis courts will be constructed by the 500th Certificate of Occupancy for the subdivision.

The previous outstanding issue was provision of right of way. Traffic Engineering requested additional right-of-way and road widening be provided along the southern side of Doran Road. Revised plans that provide adequate widening have been submitted. The plans have also been revised to show a permanent 46' pavement radius cul-de-sac for Oakington Drive with roll face curb and gutter and landscape buffers. Public Works Traffic Division can now recommend approval.

The staff recommends approval subject to the annotations on the plans, the standard conditions for zero lot line developments and the following additional conditions:

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Castleton Section 6 shall be recorded before any building permits are issued.
35. The right-of-way for widening of Doran Road as shown on approved plans shall be included with the subdivision plat for Castleton Section 6 and dedicated to the County prior to any building permits being issued.
36. The right-of-way for extension of Oakington Drive as shown on approved plans shall be included with the subdivision plat for Castleton Section 6 and dedicated to the County prior to any building permits being issued.
37. 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.

38. A concrete sidewalk meeting County standards shall be provided along the east side of Doran Road.
39. A 10-foot planting strip to preclude ingress or egress around the cul-de-sac for Oakington Drive shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
40. The proffers approved as a part of zoning case REZ2014-00016 shall be incorporated in this approval.
41. 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.
42. 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 Christina Goggin)

(Applicant's Representative: Tony Caruso)

(Applicable Rezoning Cases and PUPS: REZ2014-00016)

LANDSCAPE PLAN

POD2020-00255

Ukrop's Homestyle Foods –
7250 Patterson Avenue (State
Route 6)

**APPROVED BY
DIRECTOR ON 7/22/2020**

Koontz Bryant Johnson Williams for MUDS Associates, LLP and Pivot Development: 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 2.81-acre site is located on the northeastern corner at the intersection of Horsepen Road and Patterson Avenue (State Route 6), on parcel 762-740-9594. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The Ukrops Homestyle Foods landscape plan includes details for the proffered landscape buffers required by rezoning case REZ2019-00026, approved by the Board of Supervisors on October 8, 2019. The overall site is being redeveloped in two phases. This plan addresses the first phase of redevelopment for the conversion of the former church sanctuary to a food hall.

The proffers require installation of a 25-foot wide landscape buffer along both Horsepen Road and Patterson Avenue, and the plan demonstrates quantities that meet the transitional buffer 25 requirements of the code. With preservation of multiple existing trees the tree canopy coverage on site will achieve two and one-half times the minimum tree canopy coverage required by code. A variety of tree species are proposed and are placed with careful consideration of sight lines to maintain safe visibility with respect to site entrances and the proposed pedestrian crossing to be installed on Horsepen Road with this development phase.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and fence plans.

(Staff Report by Aimee Crady)
(Applicant's Representative: Gary Scottow)
(Applicable Rezoning Cases and PUPS: REZ2019-00026)

LANDSCAPE PLAN

POD2020-00260
Woodson Hills at Bacova
Section 1 – 12161 Kain Road

APPROVED BY
DIRECTOR ON 7/22/2020

Youngblood, Tyler and Associates, P.C. for Bacova SP, 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 5.986-acre site is located on the northern line of Liesfeld Farm Drive at its intersection with Mason Glen Drive on parts of parcels 737-766-9299, 737-767-9448, and 738-766-1287. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The Woodson Hills at Bacova Section 1 landscape plan includes details for the proffered landscape buffers and fences required by rezoning case REZ2019-00030, approved by the Board of Supervisors in November 2019.

The proffers require installation of a 25-foot wide landscape buffer planted to the quantity of a 35-foot transitional buffer along Liesfeld Farm Drive, consistent with previous adjacent developments. The buffer along the road also includes a 48-inch tall decorative fence and berm, consistent with the proffered exhibits. A proffered 10-foot transitional buffer is also included in this plan where the property borders existing residential home sites to the west. Street trees are also shown on the plan consistent with the proffered conditions.

A typical lot diagram demonstrates where sod and irrigation will be installed on the lots. The entrance signage and typical residential style light fixture is included in the staff plan for information only, while demonstrating consistency with the proffered conditions.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and fence plans.

(Staff Report by Aimee Crady)
(Applicant's Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: REZ2019-00030)