

HENRICO COUNTY
ADMINISTRATIVE AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 2021

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
Rob Peterman, GIS Specialist

TRANSFER OF APPROVAL

POD-17-94
POD2017-00475
Taco Bell @ Short Pump
Plaza – 11450 West Broad
Street

**APPROVED BY
DIRECTOR ON 6/1/2021**

BurgerBusters, Inc. for Mykonos Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Short Pump Associates L.C. and Taco Bell Corporation to Mykonos Properties, LLC. The 1.01-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 300 feet east of Pouncey Tract Road (State Route 271), on parcel 740-762-4607. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. All deficiencies identified in staff's inspection reports dated September 25, 2017 and January 21, 2021, including landscaping replacement and maintenance, and pavement and curb repair, have been completed.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Tassos Paphites)
(Applicable Rezoning Cases and PUPS: C-40C-88)

TRANSFER OF APPROVAL

POD-78-84
POD2021-00127
Maple Springs Apartments -
5624 Maple Run Lane

**APPROVED BY
DIRECTOR ON 6/1/2021**

Steven Glazer for GS Maple Springs Owner, LLC and Maple Springs Investors, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from CS 1031 Kay Maple Springs Apartments, DST to GS Maple Springs Owner, LLC & Maple Springs Investors, LLC. The 18.52-acre site is located on the western line of Hungary Spring Road, approximately 1,200 feet north of its intersection with E. Parham Road, on parcel 766-755-3768. The zoning is R-5C, General Residential 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. All deficiencies identified in staff's inspection report dated April 6, 2021, including removal of a dead tree, have been completed.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Steven Glazer)
(Applicable Rezoning Cases and PUPS: C-40C-84)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2021-00077

Carter Lumber - Phase 1 and
Master Plan - 2890 Seven
Hills Boulevard
(POD-20-80 Rev.)

**APPROVED BY
DIRECTOR ON 6/1/2021**

Townes Site Engineering for Carter Lumber of Virginia Inc.:

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 an industrial lumber yard in two phases. The first phase will be approximately 12.94 acres and the second phase will be approximately 4.78 acres. The 17.72-acre site is located on the north line of Seven Hills Boulevard at the intersection with Airport Drive, the south line of Sprouse Drive and the east line of Gorman Road, on parcels 818-704-6789, 818-705-2337, and 818-705-7634. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant is proposing to construct an outdoor, industrial lumber yard totaling 17.72 acres. As the master plan indicates, the construction will occur in two phases. This application includes the first phase of that construction. The plan conforms with the proffers and exhibits of REZ2020-00027 which was approved by the Board of Supervisors on September 13, 2020.

The yard areas will be for storage of lumber and prefabricated wood products such as trusses and other building components. Some items will be stored in the open air and some will be contained in prefabricated white and “rustic red” trim metal storage buildings approximately 26 feet high at the peak of the roof.

The first phase will be approximately 12.94 acres and will include a pick up area in the northern part of the site with an entrance/exit on Sprouse Drive.

The second phase, of approximately 4.78 acres, anticipated at some time in the future, will be accessed only from the phase I portion with no entrances onto public roads.

The yard will be enclosed by an eight-foot black vinyl coated chain link fence with a commercial privacy screen of black fabric installed on the inside of the fence and three strands of barbed wire at the top of the fence.

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

29. Details for the gate and locking device at the entrance gate on Sprouse Drive shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner’s contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal’s approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
30. All fencing, including the fabric privacy screen and gates, shall be maintained in good repair by the owner. Trash and debris shall not be allowed to accumulate along the fence.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted except as shown on the approved plan.

33. The proffers approved as a part of zoning case REZ2020-00027 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 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.

(Staff Report by Salim Chishti)

(Applicant's Representative: Jonathan Winks)

(Applicable Rezoning Cases and PUPS: REZ2020-00027)

PLAN OF DEVELOPMENT

POD2021-00117

Fry's Landing - Section 1 -
12124 Kain Road

**APPROVED BY
DIRECTOR ON 6/1/2021**

Youngblood Tyler & Associates for Robert W., Sr. and Joyce M. Fry and Kain Road Investors, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 21 detached dwellings for sale with zero lot lines. The 5.96-acre site is located along the northern side of Kain Road, approximately 260 feet west of the intersection of Kain Road and Pouncey Tract Road (State Route 271), on parcel 739-767-0559. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The applicant proposes 21 detached dwellings for sale with zero lot lines for the development of Fry's Landing Section 1. The property was rezoned by the Board of Supervisors subject to proffers of REZ2020-00021 on August 18, 2020. At rezoning, the applicant proffered to provide a 25-foot transitional buffer along Kain Road. The proffers also require 2.5-inch caliper street trees to be provided in each front yard and in the side yards of corner lots. A six-foot privacy fence will be installed along the eastern boundary of the parcel and adjacent parcel.

The architectural elevations submitted by the applicant follow the proffers with brick or cultured stone crawl foundations with the primary building material of brick, cultured stone, stone veneer, cementitious siding, vinyl, or a combination thereof. Each home shall have an attached or detached 1 car garage. Each house is proffered to be a minimum finished floor area of 2,000 square feet.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, 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. A concrete sidewalk meeting County standards shall be provided along the north side of Kain Road.
35. The proffers approved as a part of zoning case REZ2020-00021 shall be incorporated in this approval.
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.

(Staff Report by Cherie Wyatt)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2020-00021)

PLAN OF DEVELOPMENT (Deferred from April 2021)

POD2021-00118
Copart Sandston Facility
Expansion - 1500 Old
Williamsburg Road
(POD-071-00 Rev.)

**APPROVED BY
DIRECTOR ON 6/1/2021**

Engineering Design Associates for Copart of Connecticut, Inc. and Valfair Construction: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to expand an existing outdoor storage area for an existing vehicle auction facility located at 5701 Whiteside Road. The 12.76-acre site is located on the north side of Old Williamsburg Road approximately 400-feet east of its intersection with Whiteside Road, on part of parcels 833-716-9203 and 834-715-8592. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This POD would authorize an expansion of the outdoor vehicle storage area for the existing Copart vehicle auction facility located at 5701 Whiteside Road. No public access to the site from Old Williamsburg Road, or additional structures other than fencing, are proposed at this time. The expansion site would be accessed from the existing Copart facility on the adjoining property to the west. Both properties have similar proffers regarding the development and operation of the two adjoining sites for vehicle auctions.

The proffers for the expansion site in REZ2018-00048 originally contemplated the development of a competitive auction facility. The proffers for that case authorize the construction of another

auction building and an access drive from Old Williamsburg Road, together with substantial buffers from Old Williamsburg Road and from an A-1 zoned single family residence, located at 1484 Old Williamsburg Road, that is encompassed on three sides by the subject site. However, Copart purchased the adjoining property, which would allow them to expand their inventory. The combined operation of the adjoining sites makes the construction of the additional access drive and auction building with its related parking unnecessary and permits Copart to significantly reduce the wetland impacts needed to develop the additional property. The expansion of their existing facility allows them to eliminate a buffer between the two properties which allows more efficient use of their property.

The zoning case for this site also rezoned another parcel (834-716-7646), which is fully surrounded by the subject site and I-64. That undeveloped property, currently owned by the Sadie Gaines Estate, has no public street frontage due to the development of I-64. Copart does not intend to provide access through their secure property to the land-locked property. Copart's representatives indicate they have no legal responsibility to provide access through their property.

The applicant has submitted a revised grading and drainage plan addressing Public Works' previous concerns regarding storm water management by providing adequate water quality and an adequate outfall.

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

29. All repair work shall be conducted entirely within the enclosed building.
30. The proffers approved as a part of zoning cases REZ2018-00048 and C-2C-12 shall be incorporated in this approval.
31. A detailed fence plan shall be submitted to the Department of Planning for review and approval prior to occupancy of the expansion area.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Paul Zuraw)

(Applicable Rezoning Cases and PUPS: REZ2018-00048, C-2C-12, C-31C-02, C-45C-00, and P-8-04)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00121
Virginia Center Commons
Townhomes Section 1 –
10101 Brook Road (U.S.
Route 1)

**APPROVED BY
DIRECTOR ON 6/14/2021**

Kimley-Horn and Associates, Inc for VCC Partners, LLC and Shamin VCC, LLC and Stanley Martin Homes: 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 75 three-story townhouses for sale. The 4.63-acre site is located approximately 200 feet east of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive within Virginia Center Commons on parcel 784-771-0908. The zoning is R-6C, General Residential District. County water and sewer. **(Fairfield)**

This plan of development request is for 75 three-story townhouses located within Virginia Center Commons. The Board of Supervisors granted R-6C zoning approval on February 16, 2021, with

rezoning case REZ2021-00009 and Provisional Use Permit PUP2021-00003. The Plan of Development is consistent with the proffered layout provided with REZ2021-00009.

The townhouses will be grouped in different blocks ranging in number from four-unit to eight-unit groupings. An internal private alley provides vehicular access to the rear-loaded garages and driveways. Each driveway space is a minimum of 18 feet by 18 feet to allow the parking of two standard sized vehicles. A proffered six-foot wide sidewalk is provided around the entire site and connects to internal sidewalks located throughout the development. These internal sidewalks cut across the site from east to west across and are provided to increase pedestrian access and limit the effect of building massing. The townhomes are also slightly staggered to help define each unit. Open spaces are provided which the applicant has confirmed will include amenities as proffered, such as walking paths, benches, and gazebos.

In keeping with the vision established by the VCC design charrette completed in March of 2020 and the future Form Based Alternative Overlay district, on-street parking spaces are provided along the County-owned “ring road” and northern access drive. Street trees and site lighting are also provided. These elements are provided to enhance the streetscape and create a more visually appealing atmosphere for pedestrians.

A lighting plan is provided which meets the proffered requirements. Light fixtures will be mounted no greater than 20’ feet in height. The applicant will provide decorative light poles in the front yard of townhomes along the western perimeter as required by proffers.

The elevations depict three-story townhomes with twelve (12) inch brick foundations, and brick veneer and vinyl siding. The proffered conceptual plan identified lots required to have enhanced side elevations adjacent to public streets. These lots are identified on the layout. On the architectural elevations, the enhanced side elevations are shown with increased amounts of brick veneer. The proffers also require each unit to have a front façade consisting of a minimum of thirty percent (30) masonry or masonry type veneer, and an average of thirty-five (35) percent in the aggregate for all buildings’ front facades. The elevations submitted with the POD comply with these material percentage requirements. The remaining material is high grade vinyl, as permitted by the proffers.

Staff has requested additional information regarding the proposed HVAC units. As shown in the example lot layout, the HVAC units are located on separate townhouse lots. Staff has requested information on how ownership and maintenance of the HVAC units will function once property lines are established.

Should staff receive additional information regarding the HVAC units, staff would be able to recommend approval subject the annotations on the plan, the standard conditions for residential townhouses for sale subdivisions, 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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the

- construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Virginia Center Commons Townhomes Section 1 shall be recorded before any building permits are issued.
 32. A concrete sidewalk meeting County standards shall be provided as shown on the approved plans.
 33. The proffers approved as a part of zoning case REZ2021-00009 shall be incorporated in this approval.
 34. 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.
 35. 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.
 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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
 38. 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.
 39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
 40. Improvements shown on the staff plan and located on County owned parcel 784-770-0269 shall be finalized on the construction plans in a manner satisfactory to the Director of Public Works and the Director of Planning, and constructed prior to issuance of certificate of occupancy for any adjacent residential unit.
 41. Improvements on the County owned parcel 784-770-0269 shall be subject to a maintenance agreement provided by the developer to the County, and such agreement shall be incorporated within the covenants for Virginia Center Commons Townhomes Section 1.

(Staff Report by Spencer Norman)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2021-00009 and PUP2021-00003)

PLAN OF DEVELOPMENT, LIGHTING PLAN AND ALTERNATIVE FENCE HEIGHT PLAN

POD2021-00148
2100 Libbie Avenue Office

**APPROVED BY
DIRECTOR ON 6/4/2021**

Silvercore for R & W Properties, LLC and Paul Silver: Request for approval of a plan of development, lighting plan, and alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2, and 24-95 (l)(5)(c) of the Henrico County Code, to construct a one-story 4,300 square foot office building with mezzanine. The alternative fence height for a 6-foot-tall ornamental iron fence would allow a fence exceeding 42 inches in the front yard along Henderson Road. The 0.53-acre site is located along the west line of Libbie Avenue and the east line of Henderson Road, approximately 300 feet north of West Broad Street (U.S. Route 250), on parcel 771-740-6734. The zoning is O-2C, Office District. County water and sewer. **(Brookland)**

This proposal is for the construction of a one-story 4,300 square foot office building with a mezzanine. A request for an alternative fence height is included in this proposal. The proposed construction is largely within existing cleared areas. A 15-foot buffer and 5-foot-high fence located along the eastern property line, adjacent to the residentially zoned land was proffered and plantings will consist of evergreen vegetation.

The proposed development, located on proffered O-2C zoned property will be accessed from Libbie Avenue. While there is no vehicular access proposed to Henderson Avenue, the property technically has double frontage on Henderson Road and Libbie Avenue. An alternative fence height for a 6' ornamental iron fence in the front yard along Henderson Road is requested to enclose a secured parking area. Dense landscaping will be provided to obscure the fence and parking from Henderson Road. Staff has no objection to the request.

The exterior elevations illustrate a building consisting of red and tan overside brick with a pre-finished aluminum curtain wall and E.I.F.S cornices.

Site lighting is included with the plan of development to be provided primarily by LED wall-mounted fixtures. A conceptual landscape plan has been included for informational purposes only.

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. A concrete sidewalk meeting County standards shall be provided along the west side of Libbie Avenue.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-48C-83 shall be incorporated in this approval.

32. 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.
33. 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 Cherie Wyatt)

(Applicant's Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: C-48C-83)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00149
Highland Park – 4000
Mechanicsville
Turnpike (U.S. Route 360)

**APPROVED BY
DIRECTOR ON 6/1/2021**

E.D. Lewis & Associates for GBR Henrico LLC/Plaza 360 Resources L.P.; HP LIHTC Family, LLC; HP LIHTC Senior, LLC; and Henrico Plaza, LLC: 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 demolish a 10,692 square foot building and construct eight 3-story apartment buildings totaling 300 units and approximately 390,000 square feet, one 4-story age-restricted apartment building with 150 units and 127,796 square feet, a one-story 5,513 square foot clubhouse building with a pool, various site amenities, and two future commercial outparcel pad sites. The 18.15-acre portion of the 27.45-acre site is located on the northwest line of Mechanicsville Turnpike (U.S. Route 360), the south line of Evans Road, and the west line of Ravenswood Road, approximately 700 feet north of Laburnum Avenue, on parcel 803-737-5815 and part of parcel 803-737-0018. The zoning is UMUC, Urban Mixed Use District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The property is subject to the proffered conditions of recent zoning case REZ2020-00046 and provisional use permit case PUP2020-00025, approved by the Board of Supervisors in February 2021, allowing redevelopment of the site under the Urban Mixed Use (UMU) District ordinance. Previously developed as the Henrico Plaza Shopping Center in the early 1970's, remnants of that development will be demolished to make way for the new redevelopment, to include residential and commercial uses.

The current plan of development request includes one 4-story age-restricted apartment building with 150 units for rent. Eight additional 3-story apartment buildings totaling 300 units for rent will be constructed without age restriction. A clubhouse and pool, as well as a playground and other amenities, are also provided in the plan, in keeping with the amenities plan in the UMU Pattern Book, and consistent with proffered conditions. Along Mechanicsville Turnpike, two future outparcel pads are allocated for commercial redevelopment. Those parcels will require

future consideration for plan of development approval once a user has been determined. The plans provide for sidewalk along all adjacent roads coordinated with the interior pedestrian system, as well as right of way dedication for street improvements and allocation of a future bus stop location along Mechanicsville Turnpike. The applicant will continue to coordinate signal modifications plans with VDOT throughout the construction plan phase for the central signalized intersection access and consecutive intersections along Mechanicsville Turnpike for improved function in compliance with the proffered conditions.

A lighting plan is included for approval proposing LED concealed source pedestrian scale lighting and supplemental wall packs to achieve adequate lighting levels of sidewalks, parking areas, and building entrances. The applicant will continue to coordinate lighting placement through construction plan review to eliminate conflicts with any shifts in utilities alignment, provide supplemental lighting where amenities and pedestrian facilities exist, and coordinate lighting around any modifications to building entrance locations and access areas, as appropriate.

Also included with the staff layout is a conceptual landscape plan to designate proffered buffer areas, street trees, fence locations, relocation of the existing historic marker, and preservation of the existing cemetery. The plan includes a note for repair and maintenance responsibilities of the developer at time of initial development for the existing perimeter wall shared with the adjacent existing residential lots north and west of the proposed redevelopment. The landscape configuration is preliminary in nature, and details for species and placement of plant material will be finalized after subsequent reviews and development phases.

The staff recommends approval subject to the annotations on the plans, 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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The right-of-way for widening of Mechanicsville Turnpike (U.S. Route 360) 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. 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. 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.
35. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Mechanicsville Turnpike (U.S. Route 360).

36. Outside storage shall not be permitted.
37. The proffers approved as a part of zoning case REZ2020-00046 and PUP2020-00025 shall be incorporated in this approval.
38. 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.
39. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall 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 shall 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.
40. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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. 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.
43. 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.
44. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
45. 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)

(Applicable Rezoning Cases and PUPS: REZ2020-00046 and PUP2020-00025)

SUBDIVISION

SUB2021-00036

The Neighborhood of Libbie Mill Midtown (May 2021 Plan) – Libbie Lake West Street

**APPROVED BY
DIRECTOR ON 6/1/2021**

E.D. Lewis & Associates for Midtown Land Partners, LLC:

The 1.6 -acre site proposed for a subdivision of 10 townhomes for sale is located on the west line of Libbie Lake West Street (private) and the southeast line of Spencer Road, approximately 400 feet north of Bindery Lane (private), on part of parcel 773-740-5180. The zoning is UMUC, Urban Mixed-Use District. County water and sewer. **(Brookland) 10 Lots**

The applicant requests conditional approval for 10 residential townhouse lots for sale in the existing Neighborhood of Libbie Mill Midtown, within the Libbie Mill Urban Mixed Use District (UMU). The location is north of the existing townhomes and townhome blocks currently under construction, east of Spencer Road and south of Bethlehem Road. Architectural design details, lighting plans, and a conceptual landscape plan are included in the companion plan of development case on this agenda for POD2021-00151. The proposed subdivision complies with the applicable proffers and provisional use permits for the subject property, as well as the UMU section of the ordinance and the corresponding pattern book for the Libbie Mill UMU.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional conditions:

15. The proffers approved as part of zoning case REZ2018-00044, REZ2015-00018, PUP2018-00016, PUP2015-00006 shall be incorporated in this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2018-00044, REZ2015-00018, PUP2018-00016, and PUP2015-00006)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00151

The Neighborhood of Libbie Mill Midtown Section 3 – Libbie Lake West Street

**APPROVED BY
DIRECTOR ON 6/1/2021**

E.D. Lewis & Associates for Midtown Land Partners, LLC:

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 ten 3-story residential townhomes for sale and a 4-story, 16-unit residential condominium building with units for sale. The 1.6-acre site is located on the west line of Libbie Lake West Street (private) and the southeast line of Spencer Road, approximately 400 feet north of Bindery Lane (private), on part of parcel 773-740-5180. The zoning is UMUC, Urban Mixed-Use District. County water and sewer. **(Brookland)**

The applicant requests approval of 10 three-story residential townhouses for sale and one 10-unit, four story residential condominium building with units for sale. The unit types and design are a continuation of the residential townhomes and condominiums constructed in previous phases of the development, in compliance with all applicable proffers, use permits, and standards of the

pattern book for the Libbie Mill UMU. The townhomes and condominium building continue to be proposed in primarily brick and fiber cement siding, with materials ratios congruent to those previously constructed. In addition to the private garage parking provided within the units, 26 additional on-street parallel parking spaces will be included with this phase of construction.

The conceptual landscape plan provides a continuation of the residential streetscape design consistent with the UMU code and the pattern book. Final details for the landscaping, including exact location and species selection, will be determined during the construction plan phase.

A lighting plan with decorative streetscape pole mounted and residential building mounted fixtures is included, demonstrating that the illumination levels in parking areas and throughout the site meet the UMU lighting standards.

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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for The Neighborhood at Libbie Mill Midtown Section 3 shall be recorded before any building permits for townhouse units are issued.
32. 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.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case REZ2018-00044, REZ2015-00018, PUP2018-00016, and PUP2015-00006 shall be incorporated in this approval.
35. 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.
36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall 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 shall 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.
37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years

from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

38. 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)

(Applicable Rezoning Cases and PUPS: REZ2018-00044, REZ2015-00018, PUP2018-00016, and PUP2015-00006)

PLAN OF DEVELOPMENT

POD2021-00158
Frito-Lay Richmond –
Trailer Parking Addition –
5500 International Trade
Drive

**APPROVED BY
DIRECTOR ON 6/1/2021**

Haskell Architects & Engineers P.A., Inc for Rolling Frito-Lay Sales LP: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a secured, tractor trailer parking lot for an existing warehouse and distribution center. The 13.73-acre site is located on the north line of International Trade Drive at its easternmost terminus, approximately 475 feet east of International Trade Court, on parcels 820-718-1127 and 820-718-7537. The zoning is M-1, Light Industrial District, M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed tractor trailer parking lot addition will be enclosed by an 8-foot tall, black, vinyl coated chain link fence. It will match the existing fencing around the existing warehouse and distribution center.

Landscaping will provide additional screening and will be reviewed on a subsequent plan.

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

29. Details for the gate and locking device at the entrance road to the trailer parking lot shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-55C-90 shall be incorporated in this approval.

32. 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.

(Staff Report by Tony Greulich)
(Applicant's Representative: Joshua R. Hough)
(Applicable Rezoning Cases and PUPS: C-55C-90)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2021-00159
Tuckahoe Park Master Plan -
Amended – 2400 Little
League Drive

APPROVED BY
DIRECTOR ON 6/1/2021

CHA Companies for Henrico Recreation and Parks: Request for approval of a plan of development, as required by Chapter 24, Sections 24-11(b) and 24-106 of the Henrico County Code, to amend the existing master plan to incorporate additional county-owned property totaling 2.62 acres into the previously approved park master plan area; to relocate the main facility access into the site from Little League Drive to John Rolfe Parkway; and to reorganize the previously approved facilities to construct 13 regulation baseball/softball fields (2 including grandstand seating) in addition to an existing challenger field for a total of 14 fields, a looped network for walks and trails connecting the fields to four restroom facilities, 8 picnic shelters, 2 concession buildings, 3 playgrounds, 8 batting cages, 2 throwing walls and approximately 852 total parking spaces. The revised master plan continues to include the semi-public sports training facility owned and operated by Tuckahoe Sports, Inc. on a separate parcel encompassed by the proposed park. The 67.97-acre site is located on the west line of John Rolfe Parkway approximately 1,200 feet north of Ridgefield Parkway and approximately 1,000 feet northeast of the intersection of Copperas Lane and Little League Drive, on parcels 736-752-8691 and 737-751-5175. The zoning is A-1, Agricultural District and O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

This amendment to the original, Board of Supervisor adopted 2008 master plan approved on October 14, 2008, includes the addition of a 2.62 acre parcel, purchased by the County in 2019 for the expansion of the park and relocation of the existing park entrance from Little League Drive and Copperas Lane to John Rolfe Parkway. The amended plan also includes interior layout revisions which respect the original perimeter treesave and buffer areas, but allow more efficient phasing of field and amenity construction within the park, and better retention of natural features. Both the 2008 plan and the amended plan provide 14 youth baseball fields, parking, and accessory improvements such as concessions, playgrounds, and picnic shelters. The original buffers remain as do trails that are realigned to respond to changed field alignments.

The amended plan incorporates the originally envisioned new entrance plus additional parking on the added 2.62 acre parcel. The amended plan provides the County greater flexibility to renovate the park in up to 7 phases with much less disruption and no complete loss of park use for any length of time, with funding that remains available from the 2016 Bond Referendum. Plans of

Development will be submitted for each section for detailed review and approval prior to land disturbance. It is anticipated that the phased construction may begin as early as the third quarter of 2022.

Staff has received inquiries from some adjacent residents regarding improvements closest to their homes and staff has discussed the revised plan with them. Specifically, requests include more screening against the new parking lot on the 2.62-acre parcel, and updating the landscaping between the access road along the southern border and Bennington Ridge East subdivision. Staff has kept a record of such requests and is providing it to Recreation and Parks to include in the development of the construction plans.

All agencies have reviewed the plan and are recommending approval of the revised master plan. Staff recommends approval subject to the following conditions:

1. The Director of Public Utilities shall approve the construction plans for public water and sewer prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least 24 hours prior to the start of any County water or sewer construction.
2. The parking lot shall be subject to the requirements of Section 24-98 of the Henrico County Code.
3. The parking spaces shall be marked on the pavement surface with four-inch wide white painted traffic lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall be yellow.
4. Sufficient, effective usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
5. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
6. The plan of development shall be revised as annotated on the staff plan dated **May 19, 2021**, which shall be as much a part of this approval as if its details were fully described herein. Nine (9) sets of revised plans, including the detailed drainage, erosion control and utility plans shall 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 that all comments have been addressed, a minimum of fourteen (14) sets of final plans for signature shall be submitted to the Department of Planning for approval signatures. Two (2) sets of the approved plan shall be attached to the building permit application.
7. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
8. A detailed landscaping plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.
9. All ground cover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the normal planting season.
10. 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 height details shall be submitted for Department of Planning review and approval.
11. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.

12. The site including the parking areas shall be kept clean of litter and debris on a daily basis. Trash container units/litter receptacles and recycling containers shall be maintained with scheduled regular pickups and shall be screened properly on all four sides. The gate(s) shall remain closed except when the receptacle(s) are being filled or serviced and shall be repaired or replaced as necessary. Details shall be included with the final site plan or required landscape plan review and approval.
13. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.
14. Traffic control signs shall be provided as indicated on the Planning staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
15. The assigned property number shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 501-4284. The Planning Department must assign all property addresses.
16. The contractor shall have a set of plans approved by the Director of Public Works, Director of Public Utilities and the County Manager available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County inspectors.
17. The property shall be developed generally as shown on the plan filed with the case and no major changes or additions to the layout shall be made without the approval of the Director of Planning.
18. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the engineer or land surveyor who prepared the POD plan shall furnish a statement to the effect that all construction, including water and sewer, is in conformance with the regulations and requirements of the POD.
19. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
20. Insurance Service Offices (ISO) calculations should be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
21. Any necessary offsite drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
22. Deviations from County standards for pavement, curb, or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
23. Vehicles shall be parked only in approved and constructed parking spaces.
24. The construction shall 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) shall be submitted to the Department of Planning prior to the issuance of a building permit.
25. 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.

(Staff Report by Christina Goggin)

(Applicant's Representative: David L. Barlow)
(Applicable Rezoning Cases and PUPS: C-66C-88 and P-24-98)

PLAN OF DEVELOPMENT

POD2021-00161
Tom Leonard's at
Brookhollow – Additions and
Renovations – 4150 Tom
Leonard Drive

APPROVED BY
DIRECTOR ON 6/1/2021

Koontz Bryant Johnson Williams for G3 Investments, LLC:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 1-story 11,502 square foot retail grocery addition with a 4,139 square foot mezzanine to an existing grocery store. The 6.29-acre site is located on the east line of Tom Leonard Drive, approximately 800 feet north of W. Broad Street (U.S. Route 250), on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant proposes a 11,503 square foot grocery store addition with mezzanine to an existing grocery store located in Brookhollow off West Broad Street (U.S. Route 250). The site was designed for ultimate buildout with POD-71-02 and does not need any additional parking for the addition.

The proposed front of the building will continue the covered porch motif with dormers and use rustic cedar siding to match the original store front. The applicant is using the split face on the side and rear to match the existing building. The project is in compliance with the proffers of C-31C-97 and C-76C-02.

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

29. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The proffers approved as a part of zoning case C-31C-97 and C-76C-02 shall be incorporated in this approval.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. 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 Christina Goggin)
(Applicant's Representative: Simon Mueller)
(Applicable Rezoning Cases and PUPS: C-74C-94, C-4C-96, C-31C-97, C-64C-98 and C-76C-02)

SUBDIVISION

SUB2021-00038
Innsbrook Dominion
Residences (May 2021 Plan)
– 5000 Dominion Boulevard

**APPROVED BY
DIRECTOR ON 6/1/2021**

RK&K for Virginia Electric & Power Company and Dominion Realty Partners, LLC: The 4.49-acre site proposed for a subdivision of 58 townhouses for sale is located within the 12.583 acre site previously approved for Innsbrook Dominion Residences, at the existing terminus of Waterfront Place, approximately 650 feet west of its intersection with Cox Road, on part of parcel 748-763-6189. The zoning is UMUC, Urban Mixed-Use District, O-3C, Office District (Conditional), and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt) 58 Lots**

The applicant originally received approval from the Planning Commission for 58 townhome style condominium units on April 28, 2021 with POD2021-00116. The applicant has subsequently requested approval of a subdivision to develop lots for residential townhouses for sale, in lieu of condominiums. The initial step for this approval is the review of a conditional subdivision to create these individual lots. The reconsideration of the Plan of Development is scheduled to be reviewed next month pending this approval.

The layout of the overall development remains the same as the one approved last month, except for the addition of the individual lot lines. This layout is very similar to the conceptual layout that the Board of Supervisors granted approval to on February 9, 2021 with rezoning case REZ2020-00044 and PUP2020-00024.

Proffer one permits the Director of Planning to grant variances from the Guidelines provided they are generally in keeping with the spirit and intent of the Guidelines. A variance has been requested and granted to permit second story balconies for the townhouses within the rear setback and to remove the 10' required common area between townhome blocks.

Staff recommends conditional approval subject to the annotations on the plan, the standard conditions for residential townhomes for sale subdivisions, and the following additional conditions:

15. The proffers approved as part of zoning case REZ2020-00044 and PUP2020-00024 shall be incorporated in this approval.

(Staff Report by Tony Greulich)

(Applicant's Representative: Malachi Mills)

(Applicable Rezoning Cases and PUPS: REZ2020-00044, PUP2020-00024, C-10C-84, and C-53C-79)

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD2021-00167
Westminster Canterbury –
Vibrancy – 1600 Westbrook
Avenue

**APPROVED BY
DIRECTOR ON 6/1/2021**

HG Design Studio for Westminster - Canterbury Corporation: Request for approval of a plan of development and special exception, as required by Chapter 24, Section 24-106 and 24-2 of the Henrico County Code, to construct a 9-story, 171,095 square foot building containing first level parking, administrative offices, a natatorium and 42 independent living units; two 3-story buildings containing first level parking and 36 independent living units; two 3-story buildings containing first level parking and 40 independent living units; a 5,492 square foot club house; a 5,410 square foot maintenance building; and accessory improvements. The special exception would authorize the 107-foot tall 9-story building to exceed a height of 80 feet. The 9-story building is located on a 3.81 acre portion of the site approximately 800 feet northwest of the intersection of Crestwood Road and Westbrook Avenue. The remaining improvements are located on a 12.64 acre portion of the site on the southeast line of Interstate 95 and approximately 255 feet southwest of the southern line of Dumbarton Road, approximately 900' west of its intersection with Brook Road. The overall 53.7-acre site (which includes 4.24 acre portion of property in the City of Richmond) is located on parcels 783-742-4699 and 784-743-7079. The zoning is R-6 General Residential District and R-6C, General Residential District (Conditional). County water and sewer. **(Fairfield)**

This proposal for expansion of Westminster Canterbury includes a 9-story building with 42 independent living apartment units, administrative offices, a natatorium, and parking. Additionally, 4 villa buildings containing 76 independent living apartments with internal parking areas and one-story clubhouse are proposed. The life care facility was established in 2002 with rezoning case C-5C-02, and recently expanded their site subject to rezoning case REZ2020-00005 and provisional use permit PUP2020-00003. Most of the facility is located within Henrico County with the road frontage along Westbrook Avenue located in the City of Richmond. Though the proposed 16.46 acres of total disturbance for both projects is completely within Henrico, county staff is coordinating with City of Richmond staff for the review and ultimate approval of this development's construction plan.

In March 2021, a plan of development for a 5-story parking deck and a small building expansion were approved and construction plans are under review. Those are the first steps in implementing masterplan in the case plans.

The 9 story, 107-foot-tall building deck will be primarily brick construction, with EIFS construction for the top 2 stories as EFIS to coordinate with the adjacent buildings on the campus. The requested special exception would allow a height up to 110 feet. The rooftop equipment will be screened by the parapet. The existing tower currently on campus, built in the 1970s, is 103 feet tall to the top of the mechanical towers.

The 4 apartment villas are also proposed to be primarily brick and stucco on the first level of parking. Floors 2 through 4 are constructed with fiber cement siding, and include brick chimneys,

balconies with columns, and an A-frame roof. The proposed club house is also brick and fiber cement siding with an A-frame roof.

The applicant is proposing a standing seam metal building for the site's maintenance facility. Staff has asked the applicant to reconsider finishing the building in fiber cement siding, but the applicant is requesting to screen the building and maintenance area with fencing and landscaping as they do not want the area open or visible to the residents.

The facility also proposes a gated entrance in an offsite perpetual access easement off Dumbarton Road at the existing signal for maintenance and delivery traffic. All resident and visitor entrances will be from Westbrook Avenue.

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

1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to final approval of construction plans by Henrico County and beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
29. 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.
30. 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.
31. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
32. Evidence that the owners of parcel 785-743-1062 have approved improvements on or across the perpetual access easement shall be provided prior to construction plan approval.

(Staff Report by Christina Goggin)

(Applicant's Representative: Charlene Harper)

(Applicable Rezoning Cases and PUPS: C-5C-02, REZ2020-00005 and PUP2020-00003)

LANDSCAPE PLAN

POD2021-00164
Ample Self Storage Route
360 Revised – 4201
Mechanicsville Turnpike
(U.S. Route 360)

**APPROVED BY
DIRECTOR ON 6/1/2021**

Bay Companies, Inc for Ample Storage Laburnum Avenue, 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 13.19-acre site is located on the east line of Mechanicsville Turnpike, approximately 560 feet north of Neale Street, on parcel 804-737-1251. The zoning is M-1C, Light Industrial District and ASO Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The proposal is for approval of a landscape plan for the Ample Storage facility now under construction on Mechanicsville Turnpike. The plan includes an adequate mix of evergreen and deciduous plant materials along Mechanicsville Turnpike. The majority of the buffers are provided with treesave areas. The plan conforms to proffer number 14 (Buffers) of REZ2014-00041.

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

(Staff Report by Salim Chishti)
(Applicant's Representative: Josh Krolewski)
(Applicable Rezoning Cases and PUPS: REZ2014-00041)