

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 2022

(Post Action)



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Senior Principal Planner
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Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
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Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

April 27, 2022

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00050

Fairways Section 1
– 3100 Creighton Road

Approved by Director on
04/27/2022

Bay Companies, Inc. for Glenwood Golf Club, Inc., and Godsey Properties, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 49 single family dwellings. The 26.3-acre site is located on the north line of Creighton Road approximately 1,000 feet west of Stone Dale Drive, on part of parcel 804-726-5470. The zoning is R-5AC General Residential District (Conditional). County water and sewer. **(Fairfield)**

Section 1 of the proposed subdivision is for 49 single family dwellings. The site that comprises the entire development area was rezoned by the Board of Supervisors September 14, 2021, with cases REZ2021-00005 and PUP2021-00001. Preliminary approval for the 290-lot subdivision was granted on January 26, 2022.

The layout is in substantial conformance with the proffered layout. The layout also shows the proffered active/passive amenity areas for the proffered amenities such as grills and tables and pavilions. Walking trails and bridges connect the two sides of the subdivision and will ultimately lead to Hidden Creek Recreation Center as additional sections are developed. Sidewalks are provided along at least one side of all new roads and along the Creighton Road frontage.

Per proffers, all dwelling units shall have exposed exterior walls of stone, dryvit, brick, vinyl siding or a combination of the foregoing or other materials as approved by the Director of Planning. All foundations below the first-floor level shall be brick or stone. All homes are proffered to have a one car garage with a paved driveway. Proffers require 30 % of both sides of the development and a minimum of 35% of all lots to have rear or side load garages.

Lot widths and lot areas are also proffered. At least 60% of the lots shall be 70-feet or greater in width with a lot area of 9,500 square feet. No lot shall be less than 67-feet wide or less than 8,000 square feet in area.

A lighting plan is included for approval and provides pedestrian lighting a maximum of 400 feet apart on Creighton Road, 7-foot-tall lights at the end of each driveway, and pedestrian path lighting every 150 feet along the walking trails. Street trees are proffered every 40 feet along both sides of the street. The engineer has worked to minimize easement impacts on the lots for uniform planting. Two trees are required inside yards.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

16. All proffers and conditions approved as part of zoning case REZ2021-00005 and provisional use permit case PUP2021-00001 shall be incorporated in this approval.
17. The subdivision plat for Fairways Section 1 shall be recorded before any building permits are issued.
18. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
19. A concrete sidewalk meeting County standards shall be provided along the north side of Creighton Road and one side of all new internal streets.
20. 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.
21. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Christina Goggin)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2021-00005 and PUP2021-00001)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00121

Fairways Section 2
– 3100 Creighton Road

Approved by Director on
04/27/2022

Bay Companies, Inc. for Glenwood Golf Club, Inc., and Godsey Properties, Inc.: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 49 single family dwellings. The 41.33-acre site is located on the north line of Creighton Road at its intersection with Stone Dale Drive, on part of parcel 804-726-5470. The zoning is R-5AC General Residential District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield)**

Section 2 of the proposed subdivision is for 49 single family dwellings. The site that comprises the entire development area was rezoned by the Board of Supervisors September 14, 2021, with cases REZ2021-00005 and PUP2021-00001. Preliminary approval for the 290-lot subdivision was granted approval January 26, 2022.

The layout is in substantial conformance with the proffered layout. The layout also shows the proffered active/passive amenity areas for the proffered amenities such as grills and tables and pavilions. Walking trails and bridges connect the two sides of the subdivision and will ultimately lead to Hidden Creek Recreation Center as additional sections are developed. Sidewalks are provided along at least one side of all new roads and along the Creighton Road frontage.

Per proffers, all dwelling units shall have exposed exterior walls of stone, dryvit, brick, vinyl siding or a combination of the foregoing or other materials as approved by the Director of Planning. All foundations below the first-floor level shall be brick or stone. All homes are proffered to have a one car garage with a paved driveway. Proffers require 30 % of both sides of the development and a minimum of 35% of all lots to have rear or side load garages.

Lot widths and lot areas are also proffered. At least 60% of the lots shall be 70-feet or greater in width with a lot area of 9,500 square feet. No lot shall be less than 67-feet wide or less than 8,000 square feet in area.

A lighting plan is included for approval and provides pedestrian lighting a maximum of 400 feet apart on Creighton Road, 7-foot-tall lights at the end of each driveway, and along pedestrian paths on both sides of the street. The engineer has worked to minimize easement impacts on the lots for uniform planting. two trees are required inside yards. Proffers require the homeowner's association to provide maintenance of all lawns located in the front yard of all eastern lots

The staff recommends approval subject to the annotations on the plans, the standard conditions 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.

16. All proffers and conditions approved as part of zoning case REZ2021-00005 and provisional use permit case PUP2021-00001 shall be incorporated in this approval.
17. The subdivision plat for Fairways Section 2 shall be recorded before any building permits are issued.
18. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
19. A concrete sidewalk meeting County standards shall be provided along the north side of Creighton Road and one side of all new internal streets.
20. 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.
21. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2021-00005 and PUP2021-00001)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2022-00055

Residence Inn - Airport
– 500 W. Williamsburg Road
(U.S. Route 60)

Timmons Group for Audubon V, LLC: Request for approval of a plan of development, lighting plan, and alternative landscape plan as required by Chapter 24, Section 24-2314 and 24-5303.B of the Henrico County Code, to construct a 4-story, hotel consisting of 111 units and approximately 103,168 square feet, and to reduce the transitional buffer width along Trampton Road. The 2.75-acre site is located on the northwest corner at the intersection of W. Williamsburg Road (U.S. Route 60) and Trampton Road and the south line of Audubon Drive, on parcel 823-716-7341. The zoning is B-3 Business District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant has requested deferral to the May 2022 Director’s Agenda.

(Staff Report by Aimee Crady)

(Applicant’s Representative: Jonathan Winks)

(Applicable Rezoning Cases and PUPS: _____ N/A _____)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00085

River Mill Townhomes –
Woodman Road

Approved by Director on
04/27/2022

Timmons Group for Winfrey Road, LLC: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 82 two and three-story townhomes for sale. The 20.90-acre site is located on the southern line of Woodman Road, south of its intersection with Farmstead Mill Drive, on parcels 780-771-0875 and 778-772-7200 (part). The zoning is RTHC Residential Townhome District (Conditional). County water and sewer. **(Fairfield)**

The proposed plan of development and lighting plan for 82 townhomes for sale is consistent with the previous conditional subdivision approval granted to this development by the Planning Commission in September 2021. The site located on the southern side of Woodman Road is in accordance with the overall River Mill development plan, the property having been zoned for RTHC with the original River Mill zoning case, REZ2016-00002, approved by the Board of Supervisors on April 12, 2016.

The site layout includes a sidewalk network along the interior roads and connecting to the sidewalk along the entire frontage of Woodman Road. The architectural elevations included in the staff plan are consistent with the elevations for townhomes built in previous phases north of Woodman Road, including a variety of options for two-story models, with or without finished third floors.

The lighting plan includes a decorative parking lot fixture type to address the overflow surface lot, and also includes a fixture detail for the lantern style fixture that will be mounted on each unit. A conceptual landscape plan is included to demonstrate streetscape planting substantially similar to the proffered exhibit and addressing the greenbelt along Woodman Road. Final landscape plan design will be evaluated after careful consideration is given to tree protection during the construction plan review.

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.
16. The unit house numbers shall be visible from the parking areas and drives.
17. 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.
18. The proffers approved as a part of zoning case REZ2016-00002 shall be incorporated in this approval.

19. The subdivision plat for River Mill Townhomes, Section 1 shall be recorded before any building permits are issued.
20. A concrete sidewalk meeting County standards shall be provided along the south side of Woodman Road.
21. 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.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Jared Condon)

(Applicable Rezoning Cases and PUPS: REZ2016-00002)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00098

Coca-Cola Bottling Co. –
Warehouse Building
Expansion
4530 Oakleys Lane

**Approved by Director on
04/27/2022**

Christopher Consultants for CCBCC Operations LLC.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a 211,134 square foot one-story warehouse building addition, with associated parking and circulation for tractor trailers and vehicles. The 58.14-acre site is located on the east line of Oakleys Lane, approximately 1300 feet south of the intersection with South Holly Avenue, on parcel 820-719-3552. The zoning is M-1C Light Industrial District (Conditional), M-1 Light Industrial District, and AS-O, Airport Safety Overlay District. County water and sewer. **(Varina)**

The existing warehouse and distribution facility was originally constructed in 1989, with a subsequent expansion constructed in 2004. The existing building is approximately 297,000 square feet. The current proposal would bring the total square footage at this facility to just over 500,000 square feet. The existing tractor trailer access point to Oakleys Lane will be adjusted and an additional access point for personal vehicles will be added. Access to Oakleys Lane and Eastpark Court will continue to be maintained.

The proposed one-story building will be similar in appearance to the existing building with similar white concrete panels and grey tinted glazing with aluminum store front coping.

Plantings to the standards of a Transitional Buffer 35 are proposed along the frontage of Oakleys Lane along with an additional line of evergreen trees around the fencing to be discussed in the field. The buffer along Interstate 64, including around the existing BMP, will also be supplemented.

The proposed lighting plan meets minimum Code requirements, with pole lighting at a height of 32.5-feet and building mounted lights at a height of 30-feet. All lights will be full cut off.

The proposal is subject to zoning case C-92C-96 and requires that the existing buffers and green spaces along Oakleys Lane and Interstate 64 are maintained or supplemented. The screening of the loading docks facing Oakleys Lane will be achieved through a combination of fencing and landscaping, with details to be achieved with the landscape plan submittal. Overall, the proposal is in conformance with the proffers.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

16. The proffers approved as a part of zoning case C-92C-96 shall be incorporated in this approval.
17. A plat for the widening of Oakleys Lane right-of-way, as shown on the approved plan, shall be submitted to the Real Property Division prior to approval of the construction plan, and shall be recorded prior to requesting occupancy permits. The developer shall provide evidence of recordation to the Director of Public Works.
18. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
19. Details for the gate and locking device at the entrance road 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.

(Staff Report by: Tony Greulich)

(Applicant's Representative: Steve Worthington)

(Applicable Rezoning Cases and PUPS: _____ C-92C-96 _____)

PLAN OF DEVELOPMENT

POD2022-00117

Woodson Hills at Bacova
Section 3
– 12149 Kain Road

Youngblood, Tyler & Associates, P.C. for Bacova SP, LLC.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 18 detached dwellings for sale with zero lot lines. The 5.231-acre site is located at the terminus of Bacova Club Court, the northeastern line of Woodson Hills Court, and the southwestern line of Kain Road, approximately 800 feet west of Pouncey Tract Road (State Route 271), on parcels 738-767-1231 (part) and 738-767-3732. The zoning is R-5AC General Residence District (Conditional). County water and sewer. **(Three Chopt)**

**Approved by Director on
04/27/2022**

The proposed single-family development on zero lot line lots is a continuation of the Woodson Hills at Bacova development. The site includes portions of land previously rezoned for R-5AC and reserved from Sections 1 and 2 of the subdivision (REZ2019-00030), and additional land assembled since the 2019 zoning case, the additional land having been rezoned for R-5AC more recently with zoning case REZ2021-00038. The proffers of the more recent zoning case are a continuation of the standards of development applied to the first two sections of development.

Sidewalk will be provided along one side of all internal streets, and along the south line of Kain Road. The overall subdivision includes connections to the external roadside pedestrian network and the Short Pump Manor transmission line trail, constructed with Sections 1 and 2.

Unit elevations provided are consistent with house styles previously approved and currently under construction in Woodson Hills. The conceptual landscape plan shows a continuation of the Kain Road buffer design to match previous phases of development in Bacova, as well as the tree requirement per lot in accordance with the proffered conditions.

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

16. 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 alternative building types provided that each may be located within the building footprint shown on the approved POD or Site plan. Any deviation in building footprint or infrastructure shall require submission and approval of a revised site plan.
17. 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.
18. The proffers approved as a part of zoning cases REZ2019-00030 and REZ2021-00038 shall be incorporated in this approval.
19. The subdivision plat for Woodson Hills Section 3 shall be recorded before any building permits are issued.

20. A plat for the widening of Kain Road right-of-way, as shown on the approved plan, shall be submitted to the Real Property Division prior to approval of the construction plan, and shall be recorded prior to requesting occupancy permits. The developer shall provide evidence of recordation to the Director of Public Works.
21. 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.
22. A concrete sidewalk meeting County standards shall be provided along the south side of Kain Road.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Adam Werner)

(Applicable Rezoning Cases and PUPS: REZ2021-00038, REZ2019-00030)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00123

ReTreat at One Section 5
– 954 Scott Road

Bay Companies, Inc. for Stanley Martin Homes, LLC.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 82 single family dwellings. The 23.70-acre site is located on the north line of Scott Road between Aberdeen Street and I-95, on parcels 784-758-8345, 784-758-9251, 785-758-0057, 785-758-0968, 785-758-1774, 785-758-2580(part), 785-758-3485(part), 785-758-5283(part), 784-757-9571, 784-757-9581, 784-757-9390, 784-758-9103, 784-758-9817, 785-757-2698, 785-758-1023, 785-758-1828, 785-757-0889, 785-758-3304, 785-758-6583, 785-758-5551, 785-758-6456, 785-758-4511, 785-758-5317, 785-758-6526, 785-758-2935, 785-758-7735, 785-758-4243, 785-758-8049(part), 785-758-8854(part), 786-758-0555, 785-758-9568(part) 785-758-9882(part). The zoning is R-5AC General Residential District. County water and sewer. **(Fairfield)**

**Approved by Director on
04/27/2022**

This request for ReTreat at One, Section 5 consists of 82 single-family dwellings. The site that comprises this proposed development was rezoned by the Board of Supervisors with cases REZ2020-00016 and REZ2021-00060.

The layout is in substantial conformance with the proffered layout. The single-family dwelling units are located at the southern end of the development and the layout will provide two additional access points into the overall development from Scott Road. The dwellings are proffered to have a minimum of a single car garage and additional parking is located within the development. There is a 15-foot landscape buffer adjacent to the southern and western project borders with an opaque vinyl fence adjacent to the industrial zoning and the buffer widens to 20-foot adjacent to the agricultural zoning. There is a 35-foot transitional buffer adjacent to I-95 to the east.

This plan provides 20% usable open space per submitted calculations, which includes landscape buffers and adding amenities to the stormwater basin such as an additional fountain, benches, landscaping, and a walking path. Tree canopy coverage at 15% will need to be provided at landscaping review. The parking area will need to provide 5% interior landscaping.

The proposed lighting plan provides 3-6 average foot candles for the parking spaces and the developer has agreed to provide the same footcandle average along the new shared use path along the Scott Road frontage.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

16. The proffers approved as a part of zoning cases REZ2020-00016 and REZ2021-00060, and conditions of PUP2020-0010, shall be incorporated in this approval.
17. The subdivision plat for Retreat at One, Section 5 shall be recorded before any building permits are issued.
18. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
19. A concrete sidewalk shall be provided on one side of all new streets. A shared use path meeting County standards shall be provided along the north side of Scott Road.
20. 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.
21. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
22. 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.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2020-00016, REZ2021-00060 and PUP2020-00010)

SITE PLAN

POD2021-00385

Nantucket Mews Section 1 -
11209 and 11215 Church
Road

HG Design Studio for Betsy LLC, Marc Belcourt, Elizabeth Salomonsky and SWA Construction, Inc.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 8 single family dwellings. The 2.83-acre site is located on the south line of Church Road, approximately 170 feet west of its intersection with Guyana Drive, on parcels 744-755-5798 and 744-755-7296. The zoning is R-5AC General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested a deferral to the May 2022 Director's Agenda.

(Staff Report by Christina Goggin)

(Applicant's Representative: Edward Glass)

(Applicable Rezoning Cases and PUPS: REZ2020-00040)

SITE PLAN AND LIGHTING PLAN

POD2021-00465

Woodspring Suites Extended Stay Hotel – 4615 Williamsburg Road (U.S. Route 60)

Draper Aden Associates for Henrico Properties Holdings, LLC and Suburban Capital, INC., Request for approval of a site plan and lighting plan as required by Chapter 24, Section 24-2315 Henrico County Code, to construct a 4-story, 122 room extended stay hotel and associated infrastructure. The 1.88-acre site is located on the south line of Williamsburg Road (U.S. Route 60), approximately 200 feet west of its intersection with South Laburnum Avenue, on parcels 816-713-0978 and 816-713-0434. The zoning is B-3 Business District, M-1 Light Industrial District, and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to May 2022 Director’s Agenda.

(Staff Report by Anthony Greulich)

(Applicant’s Representative: B Tyson Catlett)

(Applicable Rezoning Cases and PUPS: _____ N/A _____)

SITE PLAN

POD2022-00047

Greenhouse, Section 1
– 2500 Mountain Road

Youngblood, Tyler and Associates for Louis and Isaurdo Brocos, G. Ray and Virginia Claytor, Miles Greenhouse Properties, LLC and RJM Land, LLC.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 49 single family dwellings. The 30.69-acre site is located on the north line of Mountain Road, approximately 400 feet west of its intersection with Woodman Road, on parcels 775-767-7623, 775-768-0741, 775-767-9166, 775-767-0496, 775-768-6111, and 775-768-3432. The zoning is R-5AC General Residential District. County water and sewer. **(Fairfield)**

Applicant has requested deferral to May 2022 Director’s Agenda.

(Staff Report by Christina Goggin)

(Applicant’s Representative: Andrew Browning)

(Applicable Rezoning Cases and PUPS: _____ REZ2021-00065 _____)

SITE PLAN AND LIGHTING PLAN

POD2022-00084

Beaver Road Townhouses –
Beaver Road

Approved by Director on
04/27/2022

Silvercore for D&T Investments, LLC.: Request for approval of a site plan and lighting plan as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 10 two-story townhomes for sale. The 1.176-acre site is located on the north line of Beaver Road, approximately 420 feet northwest of its intersection with Hanover Road, on parcel 827-720-8971. The zoning is RTH Residential Townhouse District, R-4 One-Family Residential District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed plan includes ten 2-story townhomes for sale, consistent with the surrounding development of Fairlawn Townhomes. The site is an infill location between two blocks of Fairlawn Townhouse Association units, but the independent parcel is not part of the Fairlawn development. The site is not subject to any conditional zoning or previous plans of development. The development will provide a sidewalk along Beaver Road within the existing right of way area and provide surface parking within the parcel exceeding minimum requirements.

Site lighting will be provided by LED fixtures with maximum mounting height of 15 feet consistent with the provisions in the lighting ordinance. The conceptual landscaping is shown but is not part of this approval. Landscape plans will be evaluated in detail under a separate application once site construction has progressed.

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.
16. The unit house numbers shall be visible from the parking areas and drives.
17. 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.
18. The subdivision plat for Beaver Road Townhouses Section 1 shall be recorded before any building permits are issued.
19. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
20. A concrete sidewalk meeting County standards shall be provided along the northeastern side of Beaver Road.
21. 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.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: _____ N/A _____)

SITE PLAN AND LIGHTING PLAN

POD2022-00113

Wendy's at Tuckahoe Village
Shopping Center
– 11274 Patterson Avenue

Silvercore for Wilton Commercial I, LLC., and Wen Virginia, LLC.:

Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to demolish an existing building and construct a new one-story 2,570 square foot building, with drive-through facilities and outdoor dining areas. The .75-acre site is located on the north line of Patterson Avenue, approximately 740 feet west of Lauderdale Drive, on parcel 737-742-6847. The zoning is B-2 Business District. County water and sewer. **(Tuckahoe)**

The applicant has requested deferral to the May 2022 Director's Agenda.

(Staff Report by: Mike Kennedy)

(Applicant's Representative: Steve King)

(Applicable Rezoning Cases and PUPS: _____ N/A _____)

SITE PLAN AND LIGHTING PLAN

POD2022-00124

Echo Hotel at Independence Park –9940 Independence Park Drive

Rummel, Klepper & Kahl, LLP for IP Lot #4 Virginia, LLC., and Sandpiper 7, LLC.: Request for approval of a site plan and lighting plan as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a four-story, 48,980 square foot hotel consisting of 124 units. The 3.45-acre site is located on the west line at the cul de sac terminus of Independence Park Drive, approximately 525 feet south of Mayland Court, on parcel 751-756-7896. The zoning is M-1C Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

**Approved by Director on
04/27/2022**

The proposed hotel would be located at the end of the Independence Park Drive cul de sac street, where a variety of office, office/warehouse, restaurant, retail, and hotel development exists bordered by Gaskins Road, Mayland Drive, and Mayland Court. The building is proposed to be constructed of a combination of light grayish/ off-white brick, and multiple tones of gray EIFS with green and blue EIFS accents. The hotel will be the second hotel along this stretch of road, along with the existing Springhill Suites, which is also a four-story hotel building.

Lighting plans are included to demonstrate adequate illumination levels with parking and pedestrian areas consistent with code requirements. Fixtures are proposed to be LED with maximum mounting height of 20 feet. The conceptual landscape plan, while not part of the approval, is included to demonstrate how the 35-foot transitional buffer along the interstate ramp will be enhanced. Tree protection practices will be evaluated closely during the construction plan review and landscape plans will be finalized in detail after site construction has progressed.

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.
16. The proffers approved as a part of zoning case C-008C-84 shall be incorporated in this approval.
17. 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.
18. A concrete sidewalk meeting County standards shall be provided along the western side of Independence Park Drive.
19. The applicant, owner, or operator shall meet with the Henrico County Police Division prior to issuance of the Final Certificate of Occupancy to ensure compliance with the approved CPTED Plan. The CPTED plan review must be completed by the Henrico County Police Division prior to construction plan approval.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Malachi Mills)

(Applicable Rezoning Cases and PUPS: _____ C-008C-84 _____)

PRELIMINARY PLAT

SUB2022-00043

Parkside Townes (April 2022 Plan)
–5401 Whiteside Road and
1401 E Williamsburg Road
(U.S. Route 60)

Christopher Consultants for Young Men’s Christian Association of Greater Richmond and HHHunt Communities: The 26.79-acre site proposed for a subdivision of 124 townhomes for sale is located at the southeast corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Whiteside Road, on parcel 834-713-4519 and 833-713-9819 (part). The zoning is RTHC Residential Townhomes District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina) 124 Lots**

The applicant has requested deferral to the May 2022 Director’s Agenda.

(Staff Report by: Aimee Crady)

(Applicant’s Representative: Steve Worthington)

(Applicable Rezoning Cases and PUPS: REZ2021-00066)

LIGHTING PLAN

POD2022-00122

Wyndham Swim and Racquet Club Expansion -Revised – 6401 Old Wyndham Drive

Approved by Director on 04/27/2022

Nicole Dillard for The Wyndham Foundation, Inc.: Request for approval of a lighting plan, as required by Chapter 24, Article 5 of the Henrico County Code for site lighting of four existing pickleball courts at an existing private noncommercial recreation center. The 4.418-acre site is located on the southeastern line of Old Wyndham Drive, south of its intersection with Collinstone Drive, on parcel 737-779-0577 (part). The zoning is R-3C One Family Residential District (Conditional) and R-4C One Family Residence District (Conditional). County water and sewer. **(Three Chopt)**

The proposed lighting plan would be implemented to light existing athletic facilities at the Wyndham Swim and Racquet Club. The athletic club was approved to be constructed at this location in 1993. Earliest plans at that time contemplated a future basketball court at the pickleball court location, but in 2010 the area was redesignated for additional tennis courts at the same location, and finally revised again in 2018 to accommodate pickleball courts in the location. Lighting for athletic fields and outdoor venues must not exceed 95 feet in height and must be equipped with a glare control package to direct beams into the playing area. The lighting plan proposes 22-foot-high pole-mounted LED lighting fixtures with house side external shields affixed to the fixtures. The lighting at the property line shared with abutting adjacent residential homes does not exceed 0.5 footcandles, in accordance with the applicable lighting ordinance. The lighting ordinance requires lighting to be extinguished by 11:00 p.m.

Staff has been contacted by two directly adjacent residents and one additional citizen concerning the proposed plan. The two directly adjacent residents complained of noise from the existing courts. The additional citizen who indicated he was less directly impacted would like the lighting to be extinguished by 9:00 p.m. All feedback has been relayed back to the Wyndham Foundation, who will be evaluating the hours of illumination, as well as pursuing options for enhanced landscaping, should the existing vegetation along the property boundary need restoration.

The lighting plan meets all code requirements. Staff recommends approval subject to the standard conditions for lighting plans.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Nicole Dillard)

(Applicable Rezoning Cases and PUPS: C-29C-87 and C-48C-90)