

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 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
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Christina Goggin, AICP, County Planner
Kate B. McMillion, County Planner
Spencer Norman, County Planner
Kristin Smith, County Planner
Salim Chishti, ASLA, County Planner
Lisa Blankinship, County Planner
R. Todd Rigler, County Planner
Phillip Bariteau, County Planner
Pamela Fisher, Senior Planning Technician
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00108

Village of Rocketts Landing-
Block 24
–Old Ohio Street

Timmons Group for Central Virginia Investments/Rocketts Landing, LLC., and WVS /Rocketts Landing: 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 24 three and four-story townhome dwellings with a two-car garage per unit. The 1.51-acre site is located on the west line of Old Osborne Turnpike (State Route 5) and the south line of Old Ohio Street (private), on parcel 797-711-6015. The zoning is UMUC Urban Mixed-Use District (Conditional). City of Richmond Water and Sewer. **(Varina)**

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

(Staff Report by: Mike Kennedy)

(Applicant’s Representative: Greg Nelson)

(Applicable Rezoning Cases and PUPS: PUP2021-00005, C-55C-04, P-12-12, P-014-04, and P-004-05)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00466

WaWa at Drybridge Road and
Williamsburg Road
– 310 Clayman Road

Kimley-Horn and Associates for Godsey Properties, Inc. and Thalhimer: 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 one-story 6,049 square foot convenience store with fuel pumps with canopy and a future commercial building pad site. The 4.95-acre site is located at the northeast corner of the intersection of Williamsburg Road (US Route 60) and Dry Bridge Road, on parcel 836-713-7564 (part). The zoning is B-2C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

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

(Staff Report by: Christina Goggin)

(Applicant’s Representative: Ryan Perkins and Shelley Parekh)

(Applicable Rezoning Cases and PUPS: REZ2020-00015 PUP2018-00009)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00512

Willow Circle Apartments
– 1506 Willow Lawn Drive

Kimley-Horn & Associates, Inc. for Willow Circle, LC. and Thalhimer: 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 variable height 223,240 square foot 231-unit apartment building with four-story and seven-story building sections, and an integrated two and one-half level structured parking facility. The 2.445-acre site is located on the northwestern line of Willow Lawn Drive, approximately 130 feet northeast of W. Grace Street, on parcels 772-736-4241, 772-736-3855, and 772-736-4766. The zoning is R-6C General Residential District (Conditional). County water and sewer. **(Brookland)**

**Approved by Director
12/21/2022**

This case was previously deferred from the November agenda to allow the applicant to resolve issues related to access spacing and to coordinate proffered and transitional buffering along the northwestern and southwestern property lines with existing utilities and drainage facilities. The revised plans provide all required walls, fences, and landscaping in accordance with the code and zoning proffers, and access spacing items have been resolved.

The building is designed to incorporate a stepped approach to building height where the lower portion of the building (up to 4-stories) is closest to the existing adjacent residential parcels. The five- and six-storied portions of the building are closest to the northeast quadrant of the building, furthest away from the neighborhood. Exterior balconies are not proposed along the southwest and northwest elevations intentionally to contain activity internal to the building away from the existing neighborhood. Proposed building finishes include charcoal tone brick and various tones of gray cementitious siding components, as well as small portions of faux wood grain siding as an accent.

A lighting plan demonstrates adequate lighting in pedestrian areas, while containing the lighting levels on site in accordance with applicable code. The conceptual landscape plan is included to demonstrate compliance with the proffered buffers, to include the 8-foot-tall decorative panel screen wall along the residential neighborhood, as well as the required plant material quantities. Street trees will be incorporated along Willow Lawn Drive.

The plan and elevations are consistent with the proffered plan and elevations. Floodplain comments concerning the no-rise certification are outstanding at time of preparation of this agenda. At such time the Department of Public Works finalizes a recommendation of approval based on completion of the floodplain review, 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 REZ2021-00058 and provisional use permit case PUP2021-00021 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 Willow Lawn Drive.

(Staff Report by: Aimee Crady)

(Applicant's Representative: David Ellington and Jason Guillot)

(Applicable Rezoning Cases and PUPS: PUP2021-00021 and REZ2021-00058)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00534
QTS East Phase 5
-Technology Blvd

Townes Site Engineering for Quality Investment Property Richmond, 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 two-story, 346,606 square foot data center building and associated infrastructure and parking within the existing data center complex. The 17.88-acre site is located approximately 2,200 feet south of the intersection of Technology Boulevard and Technology Creek Drive, on parcels, 847-702-8452 (part), 845-702-4965 (part) and 847-701-1863 (part). The zoning is M-2 General Industrial District. County water and sewer.
(Varina)

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

(Staff Report by: Tony Greulich)

(Applicant’s Representative: Zackary Wilkins)

(Applicable Rezoning Cases and PUPS: _____ n/a _____)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00563

Techpark CNG Fueling Station
– Techpark Place

Kimley-Horn for Atack ME Tech Park Partners, LLC. and CTR

Investors: 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 compressed natural gas commercial fuel depot with accessory parking and associated improvements. The 15.73-acre site is located along the east line of Tech Park Place, approximately 500' feet south of its intersection with Technology Boulevard, on part of parcel 844-704-9230. The zoning is M-2C General Industrial District (Conditional). County water and sewer. **(Varina)**

**Approved by Director
12/21/2022**

This plan of development is for a commercial fuel depot with accessory parking within Tech Park. The commercial fuel depot is designed to provide compressed natural gas for fleet vehicles. Proffers of zoning case C-60C-97 apply.

The fuel depot will be accessed from Techpark Place. An equipment compound, fuel dispensers and fuel canopy are located on the western side of the site adjacent to the site entrance and exit. An eight-foot (8') tall vinyl-coated chain link is proposed around the equipment compound. The fuel canopy will also include masonry canopy columns. The remaining portion of the depot will include additional fueling equipment and parking. A variety of parking spaces sized for regular vehicles, box trucks, and semi-truck cabs will be provided. A total of 106 fueling stations for "time-fill" fueling are provided which will allow semi-trucks to fill up on natural gas over a period of time. The applicant has confirmed that no tractor trailers will be stored onsite. No buildings or structures are proposed onsite with this plan of development.

A lighting plan is included which shows freestanding light fixtures no more than 25' feet at mounting height. All proposed freestanding lights are full cut off and zero tilt LED fixtures.

At the time of preparation of this agenda, a conceptual landscape plan was received which includes landscaping intended to screen the property from the right-of-way. Facing Tech Park Place, a row of evergreen trees are proposed. Similar landscaping is proposed in front of the equipment compound and parking area. Staff is evaluating whether the proposed plantings adequately screen all equipment and parking from view of the public right-of-way.

A portion of the site drains to the existing BMP onsite which was not originally constructed to handle the expected flow from a development of this size. The applicant has provided a level spreader to handle flow from the remaining portion of the site. At this time, Public Works is evaluating revised plans submitted by the applicant to verify stormwater will be satisfactorily managed by these two facilities.

Should it be determined that the revised plans address all outstanding comments outlined by the Departments of Public Works and Planning, then staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

16. The proffers approved as a part of zoning case C-60C-97 shall be incorporated in this approval.

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00567](#)

Virginia Center Commons
Section 2 and Condos
– 10101 Brook Road (U.S.
Route 1)

Bay Companies, Inc. for Shamin VCC, LLC & VCC Partners, LLC and 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 ten, four-story residential condominium buildings containing a total of 114 units for sale, and 64 three-story residential townhouse dwellings, for a total of 178 new dwelling units and related site improvements. The 24.06-acre site is located on the northern line of Turning Point Drive, approximately 1,300 feet east of Brook Road (U.S. Route 1), within the Virginia Center Commons Form-Based Alternative Overlay District, on parcels 785-771-0111(Part), 784-771-9755(Part), and 784-770-0269(Part). The zoning is R-6C General Residential District (Conditional), B-3C Business District (Conditional), and FBA-O, Form-Based Alternative Overlay District. County water and sewer. **(Fairfield)**

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: C-113C-88, REZ2021-0021 and PUP2021-00007)