

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 2022

(Post Action)



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
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PLAN OF DEVELOPMENT

POD2021-00464

Shire Walk Section 2 –
John Rolfe Pkwy

Kimley-Horn for Rebkee Replacement LLC, ET AL.: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 81 residential townhouses, consisting of 32 four-story townhouses and 49 three-story townhouses. The 7.83-acre site is located at the southwest corner of the intersection of John Rolfe Parkway and Church Road, on parcels 739-754-5257, 739-754-6982 and 739-754-2148 (partial). The zoning is R-6C General Residential District (Conditional). County water and sewer. **(Tuckahoe)**

**APPROVED BY DIRECTOR ON
02/23/2022**

The applicant requests approval of 49 three-story and 32 four-story residential townhouses for sale. The proposed townhouses in Section 2 will be different from the units in Shire Walk Section 1. Ryan Homes constructed the townhouses in Section 1. The units in Section 1 have a finished floor area in the range of 1,600 to 1,700 square feet. The proposed units in Section 2 will be constructed by Main Street Homes. Their 3-story units will have a finished floor area in the range of 2,000 to 2,500 square feet and their 4-story units will have a finished floor area in the range of 2,700 to 2,800 square feet. Each of the existing and proposed units will have a 2-car garage, with 2 parking spaces behind each unit's garage. The buildings in both sections are finished with a combination of brick and fiber cement siding. The proposed units comply with the proffers of zoning case REZ2021-00025 and provisional use permit conditions of zoning case PUP2021-00009, as well as all applicable zoning code requirements.

The zoning approvals granted in 2021 substituted the proposed townhouses and a future 6,000 square foot commercial building for a previously approved shopping center on the Section 2 site. A separate site plan will be submitted in the future to authorize the future commercial building.

The conceptual landscape plan included in the staff plan provides the streetscape and enhanced landscape areas consistent with the proffered requirements. A landscape and lighting plan will be submitted in the future for administrative review and approval

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

11. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, fixture specifications, and mounting height details shall be submitted for Department of Planning review and approval.
15. The subdivision plat for Shire Walk Section 2 shall be recorded before any building permits are issued for the residential townhomes.
16. The proffers approved as part of zoning case REZ2021-00025, and the provisional use conditions of PUP2021-00009, shall be incorporated into this approval.
17. 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.
18. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

19. The excess right of way associated with the previously proposed western driveway shall be vacated prior to recordation of the subdivision plat for Shire Walk Section 2.
20. The sediment basin in the John Rolfe Parkway right of way located southwest of Shire Walk Section 1, shall be converted to a permanent BMP/SWM facility and landscaped in accordance with the Declaration of Covenants recorded in Deed Book 5412, on Page 2191
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.

(Staff Report by Mike Kennedy)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2021-00025 & PUP2021-00009)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00006

Neighborhood of Libbie Mill
Midtown Section 4 and Condo
Building 8-10
– Bethlehem Road

E. D. Lewis & Associates, P.C. for Midtown Land Partners, 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 20 three-story townhouses and 34 four-story residential condominium units for sale. The 3.9-acre site is located at the southern corner at the intersection of Bethlehem Road and Spencer Road, on part of parcel 773-740-5180. The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

**APPROVED BY DIRECTOR ON
02/23/2022**

The applicant requests approval of 20 three-story residential townhouses for sale and three 4-story residential condominium buildings containing a total of thirty-four units for sale. The unit types are a continuation of the residential townhomes and 2-over-2 condominiums constructed in previous phases of the development, in compliance with all applicable proffers, provisional use permits, and standards of the Libbie Mill Midtown UMU pattern book. Building materials are primarily masonry and cementitious siding congruent to the previous buildings constructed. In addition to the private garage parking within the units, this phase will add 35 surface parking spaces, which equals 24 spaces in excess of the minimum code requirement for parking.

Recent rezoning approvals granted in 2021 expand the urban mixed use district zoning to properties west of Spencer Road. This plan includes a realignment of a portion of Spencer Road in proximity to its terminus at Bethlehem Road. Condition number 19 includes guidance on the timing of the realignment approvals with respect to previous right of way alignment and necessary vacation of portions of plats related to this realignment.

The conceptual landscape plan included in the staff plan provides the streetscape and enhanced landscape areas consistent with the ordinance requirements and the pattern book. A lighting plan with a continuation of the decorative lighting fixtures installed with previous phases demonstrates adequate lighting levels throughout the plan.

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.
15. The subdivision plat for Neighborhood of Libbie Mill Midtown Section 4 shall be recorded before any building permits are issued for the residential townhomes.
16. The proffers approved as part of zoning cases REZ2021-00042, PUP2021-00015, REZ2018-00044, REZ2015-00018, and PUP2014-00014 shall be incorporated into this approval.
17. 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.
18. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
 19. The right of way and any necessary portion of the Suburban Apartments Subdivision and Westbourne Subdivision associated with the realignment of Spencer Road shall be vacated prior to recordation of the subdivision plat for The Neighborhood of Libbie Mill Section 4.
 20. The final color pallet selection for the rear side exterior elevations of the building facing the future phase parking lot, as noted on the staff plan, shall be subject to approval by the Director of Planning prior to building permit approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: PUP2014-00014, REZ2015-00018, REZ2018-00044, REZ2021-00042, and PUP2021-00015)

SITE PLAN AND LIGHTING PLAN

POD2021-00373

Royal Farms at 7411 West Broad Street (U.S. Route 250)

Rummel Klepper & Kahl LLP for North Gayton Company LLP and ARLS

Properties LLC: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 and Article 5 of the Henrico County Code, to construct a one story, 5200 square foot convenience store with fuel pumps. The 2.1-acre site is located on the northwest corner of the intersection of West Broad Street (U.S. Route 250) and Willard Road on part of parcel 766-748-0196. The zoning is M-1 Light Industrial. County water and sewer. **(Tuckahoe)**

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

(Staff Report by Tony Greulich)

(Applicant's Representative: Bill Johns)

(Applicable Rezoning Cases and PUPS: n/a)

SITE PLAN

POD2021-00410

Travis Auto Center 2 at 4200
Nine Mile Road (State Route 33)
– 4200 Nine Mile Road

Goodfellow, Jalbert, Beard & Associates, Inc. for Leelwattie Ramashwar and Nine Mile HTLK, LLC.: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a one story, 4,500 square foot automotive repair center with 8 service bays. The 1.06 -acre site is located on the north line of Nine Mile Road (State Route 33), approximately 250 feet west of its intersection with East Richmond Road, on parcel 808-722-7565. The zoning is B-3C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**APPROVED BY DIRECTOR ON
02/23/2022**

This plan would permit the construction of an auto service center, with 8-service bays. The plan is subject to the proffers of Zoning Case C-005C-11 which anticipated the construction of a self-service car wash. The proposed auto service center is generally consistent with the proffered plan. The developer is required to provide road widening, together with curb and gutter and sidewalks along Nine Mile Road. The proffers require a wrought iron style perimeter fence around the developed portion of the site along with brick columns along Nine Mile Road. In addition, the proffers require a 30-foot-wide landscape buffer along Nine Mile Road, planted as a 25-foot transitional buffer and requires a 100-foot-deep natural buffer along the rear property line. The proffers require the building to be predominantly brick or split faced block. The front and both side elevations are finished with brick, except for windows and doors. The rear elevation of the building will have a stucco finish.

The proposed plan satisfies all applicable proffers and all applicable zoning code requirements.

The conceptual landscape plan included in the staff plan is consistent with the proffered requirements. A landscape and lighting plan will be submitted in the future for administrative review and approval

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

11. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, fixture specifications, and mounting height details shall be submitted for Department of Planning review and approval.
15. The proffers approved as part of zoning case C-005C-11, shall be incorporated into this approval.
16. A plat for the widening of Nine Mile Road (State Route 33) right of way, as shown on the approved plan, shall be submitted to the Director of Real Property prior to approval of construction plans. The Plat shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The Developer shall provide evidence of recordation to the Director of Public Works.
17. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
18. 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 Director of Public Works prior to any occupancy permits being issued.
19. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Nine Mile Road (State Route 33).
20. A private offsite drainage easement shall be recorded prior to approval of a construction plan as determined by the Director of Public Works.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Bonnie D. Beavers)
(Applicable Rezoning Cases and PUPS: C-5C-11)

SITE PLAN AND LIGHTING PLAN

POD2021-00469

Discovery Ridge Townhomes
– 13000 Gayton Road

Sekiv Solutions for Discovery United Methodist Church and Pivot

Development: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, construct 24 three-story townhouses. The 2.26-acre site is located on the west line of Gayton Road, and the east line of Lauderdale Drive, approximately 175 feet north of California Drive, on parcel 732-754-3534 (part). The zoning is RTH Residential Townhouse District. County water and sewer. **(Tuckahoe)**

**APPROVED BY DIRECTOR ON
02/23/2022**

The applicant requests approval of 24 three-story residential townhouses for sale. The townhouses would replace an excess parking area on a portion of the Discovery United Methodist Church property. The proposed townhouses will have a finished floor area of approximately 2,300 square feet. Each unit will have a single front-loaded garage, with a parking space in front of each unit's garage. Additional parking will be provided in common area. The buildings will be finished with a combination of brick and fiber cement siding. The property was rezoned from B-1 to RTH in 1975, to match the RTH zoning of the adjoining Olde Gayton North subdivision to the south. The property is not subject to proffered conditions.

An existing 25-foot natural landscape buffer between the Church Property and Olde Gayton North was volunteered by the Church in 1999 when they expanded their building and constructed their steeple. There was no code requirement for a buffer when the Church property was developed.

The zoning code requires the proposed development to reserve 20% beneficial open space with priority directed to natural buffers. The developer will maintain the existing natural buffer along Olde Gayton North to satisfy that requirement. The buffer occupies a portion of the rear yards of the proposed townhouse lots. The buffer area will be signed, and an easement will be recorded to ensure the natural buffer is maintained. The developer will be required to remove any unnatural debris or unsafe trees in the buffer. Additional landscape buffers are required along both Gayton Road and Lauderdale Drive.

The code now requires places of worship to provide a buffer equal to a 25-foot transitional buffer where they abut RTH zoned property. The plan provides a 6-foot-high fence and a 13-foot-wide planting strip separating the proposed townhouses from the Church's residual property to satisfy that requirement.

The conceptual landscape plan included in the staff plan is consistent with code requirements. A final landscape and lighting plan will be submitted in the future for administrative review and approval. Light poles in the parking area will be limited to 15-feet in height.

The proposed development complies with all applicable zoning code requirements.

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.

15. The subdivision plat for Discovery Ridge Townhomes shall be recorded before any building permits are issued for the residential townhomes.
16. A note will be provided on the coversheet indicating the property was previously occupied by a coal mine and reference the engineering report which found no mine shafts, pits and/or spoils areas within the buildable areas of the proposed lots. A sealed copy of the engineering report summary shall be included in the construction plan.
17. A Tree Protection Buffer easement must be recorded on the record plat where the open space buffer encroaches into the rear yards of the townhouse lots.
18. An easement for the proposed offsite sanitary sewer on the Church property must be recorded prior to approval of the construction plan.
19. A private cross-access and drainage easement with the Church must be recorded prior to approval of the construction plan

(Staff Report by Mike Kennedy)

(Applicant's Representative: Stig Owens)

(Applicable Rezoning Cases and PUPS: N/A)

SITE PLAN AND LIGHTING PLAN

POD2021-00508

Animal Hospital at Gateway Square – 12401 W Broad St. (U. S. Route 250)

Townes Site Engineering for Stanley Martin Homes LLC, and Mesa Commercial 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 one-story, 31,333 square foot veterinary hospital. The 4.42-acre site is located on the southern line of West Broad Street (U.S. Route 250) at its intersection with Bon Secours Parkway, approximately 1,200 feet west of Vinery Avenue, on parcel 730-765-6508 (part). The zoning is B-2C Business District (Conditional) and WSBO West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED BY DIRECTOR ON 02/23/2022

The first commercial component of the Gateway Square overall development at the western County boundary along W. Broad Street is a proposal for an animal hospital in accordance with the recent provisional use permit approval (PUP2021-00013) approved by the Board of Supervisors August 10, 2021, to permit 24-hour operation. The site is subject to the conditions of that approval, in addition to the overall Gateway Square zoning case, REZ2020-00009. Future portions of Gateway Square that may include outdoor dining are subject to the provisions of PUP2020-00005.

A revised plan has been included to shift the outdoor dog run enclosure to be located more along the side of the building away from W. Broad Street, and revised elevations include additional articulation along the W. Broad Street frontage to create a false front façade, to reflect the building characteristics of other surrounding development on the north side of W. Broad Street. The building is proposed in primary materials of brick and cast stone veneers, with accents of pre-finished metal paneling.

A lighting plan is provided to demonstrate that the lighting fixture type will meet the code requirements for adequate illumination throughout the walks and surface parking areas. A conceptual landscape plan is included for informational purposes but is not part of this approval. The landscape plan will be reviewed in detail under a separate application once construction has progressed, and the landscaping internal to this site will be designed in coordination with and to supplement the overall Gateway Square landscape plan, also under consideration on this agenda, which addresses the 35-foot buffer area along W. Broad Street, subject to the West Broad Street Overlay District standards.

As of the preparation of this agenda, the revised elevations are still under review. Should action be taken on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, the following additional conditions are recommended:

- 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.
15. The proffers approved as part of zoning cases REZ2020-00009, PUP2021-00013, and PUP2020-00005 shall be incorporated in this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Zackary Wilkins)

(Applicable Rezoning Cases and PUPS: REZ2020-00009, PUP2021-00013, and PUP2020-00005)

SITE PLAN

POD2022-00008

SKM Access Road –
12100 W Broad Street (U.S. 250)

**APPROVED BY DIRECTOR ON
03/08/2022**

Kimley-Horn and Associates, Inc. for SKM, LLC., REBKEE: Request for approval of a site plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct an access road for a proposed mixed-use development. The 2.31-acre portion of the 12.28-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. 250) and Gayton Road, on part of parcel 733-765-4819. The zoning is B-2C Business District (Conditional), A-1 Agricultural District, and WBS-0 West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This application is for an access road to serve a future mixed use development. As of the preparation date of this agenda, the staff has not received a revised plan as requested. The Department of Public Works has requested additional information identifying the extent of the Henrico Special Flood Hazard Area (100-year floodplain), and the Chesapeake Bay Resource Protection Area (RPA) on the property. In addition, the Traffic Engineer and VDOT have requested additional right of way and improvements along West Broad Street. A staff recommendation will be made once the additional information is provided. Should the Director act on this request, in addition to the annotations on the plans, and the standard conditions for development of this type, the following additional conditions are recommended:

11. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and approval.
15. A plat for the widening of West Broad Street (U.S. Route 250) right of way, as shown on the approved plan, shall be submitted to the Director of Real Property prior to approval of construction plans. The Plat shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The Developer shall provide evidence of recordation to the Director of Public Works.
16. The entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
17. 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 Director of Public Works prior to any occupancy permits being issued.
18. A concrete sidewalk meeting VDOT standards shall be provided along the north side of West Broad Street (U.S. Route 250).
19. The proffers approved as a part of zoning case REZ2021-00044 and the conditions of provisional use permit PUP2021-00025 shall be incorporated in this approval.
20. 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 Mike Kennedy)

(Applicant's Representative: Brian Brewer)

(Applicable Rezoning Cases and PUPS: REZ2021-00444 & PUP2021-00025)

PRELIMINARY PLAT

SUB2022-00001

ReTreat at One
(February 2022 Plan)

Bay Companies, Inc. for Stanley Martin Homes, and Debria C. Morris: The 37.61-acre site proposed for 93 townhouse lots and 82 single family lots is located on the north line of Scott Road between Interstate 95 and Aberdeen Street, on parcels 784-757-9571, 784-758-8345, 784-758-9251, 785-758-0057, 785-758-0968, 785-758-1774, 785-758-2580, 785-758-3485, 785-758-5283, 784-757-9581, 784-757-9390, 784-758-9103, 784-758-9817, 785-758-1023, 785-758-1828, 785-758-0889, 785-758-2698, 785-758-3304, 785-758-2935, 785-758-4243, 785-758-5551, 785-758-6456, 785-758-4511, 785-758-5317, 785-758-6526, 785-758-7735, 785-758-8049, 785-758-8854, 786-758-0555, 785-758-9568, 785-758-9882, 786-758-0294, 785-758-6583, 786-759-0525, 786-759-0736 & 785-759-6819. The zoning is R-5AC General Residence District (Conditional) and R-6C General Residence District (Conditional). County water and sewer. **(Fairfield) 175 Lots**

**APPROVED BY
DIRECTOR ON
02/23/2022**

This conditional subdivision for ReTreat at One (February 2022 Plan) proposes both single-family dwellings and townhouse units for sale. The 37.61-acre 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 townhomes are south of the first three sections of ReTreat at One that contain two- and three-story 1 car garage townhomes and 1 car garage, 2 over 2 condo units. This proposed section of townhomes will also have the same two- and three-story single car garage units as well as two car garage two-story villa style units. The single-family dwelling units are located at the southern end of the development and will provide two additional access points into the overall development from Scott Road. The single-family 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- feet 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 will need to provide 15% canopy coverage at landscaping review.

The Plan of Development (POD) will return for review, and will contain additional details such as drainage plans, parking layouts and sidewalks, lighting, architectural elevations, and additional information on the buffers.

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

15. A County sidewalk shall be constructed along all interior roads and Scott Road.
16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning cases REZ2020-00016 & REZ2021-00061 shall be incorporated in this approval.
18. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed

engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: Joe Faudale)

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

PRELIMINARY PLAT

SUB2022-00002

Neighborhood of Libbie Mill
Midtown (February 2022 Plan)
– Bethlehem Road

**APPROVED BY DIRECTOR ON
02/23/2022**

E. D. Lewis and Associates, P.C. for Midtown Land Partners, LLC.: The 1.093-acre site proposed for a subdivision of 20 townhouses, is located on the southern corner at the intersection of Bethlehem Road and Spencer Road, on part of parcel 773-740-5180. The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer. **(Brookland) 20 Lots**

The applicant requests conditional approval of the Preliminary Plat for 20 residential townhouse lots for sale in the existing Libbie Mill Midtown Urban Mixed Use District (UMU). This phase of residential construction will be located along the southern line of Bethlehem Road with fronts of units facing outward along the district's northern boundary, east of Spencer Road. Architectural design details, lighting plans, and landscape plans are included in the companion plan of development on this agenda for POD2022-00006. The proposed subdivision complies with the applicable proffers and provisional use permits that govern the property, as well as the urban mixed use ordinance and corresponding pattern book for the Libbie Mill Midtown UMU.

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

14. The proffers approved as part of zoning cases REZ2021-00042, PUP2021-00015, REZ2018-00044, REZ2015-00018, and PUP2014-00014 shall be incorporated into this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: PUP2014-00014, REZ2015-00018, REZ2018-00044, REZ2021-00042 and PUP2021-00015)

LANDSCAPE PLAN

POD2021-00429

Gateway Square
– 12401 W Broad Street (U.S.
Route 250)

**APPROVED BY DIRECTOR
ON 02/23/2022**

Bay Companies Inc for Stanley Martin Homes LLC: Request for approval of a landscape plan, as required by Chapter 24, Article 5 of the Henrico County Code. The 22.75-acre site is located on the southern line of West Broad Street (U.S. Route 250) at its intersection with Bon Secours Parkway, approximately 1,200 feet west of Vinery Avenue, on parcel 730-765-6508. The zoning is R-6C General Residence District (Conditional), B-2C Business District (Conditional), UMUC Urban Mixed-Use District (Conditional), C-1C Conservation District (Conditional) and WBSO West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The landscape and lighting plan is proposed in accordance with the proffers applicable to the development and the West Broad Street Overlay District buffer requirements. The plan addresses the 35-foot common area buffer along West Broad Street and incorporates internal streetscape plantings, central park area plantings, and parking lot perimeter plantings. A typical planting detail demonstrates the proffered foundation landscaping required for a minimum of four shrubs to be located in front of each ground floor unit. Lighting was previously approved with the plan of development and is shown on this staff plan for informational purposes only.

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

(Staff Report by: Aimee Crady)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2020-00009, PUP2020-00005, PUP2021-00013, REZ2014-00009, and PUP2014-00006)

LANDSCAPE AND LIGHTING PLAN

POD2021-00549

POD2021-00550

Settler's Ridge Section C –
Burning Tree Road

**APPROVED BY DIRECTOR ON
02/23/2022**

Bowman Consulting and/or Representative for S R Land Company:

Request for approval of a landscape and lighting plan, as required by Chapter 24, Article 5 of the Henrico County Code. The 19.33-acre site is located on the southern line of Burning Tree Road, approximately 240 feet east of Ansley Road, on parcels 805-692-5206 and 805-692-2950. The zoning is R-5AC General Residential District (Conditional). County water and sewer. **(Varina)**

The proposed landscape and lighting plan is in accordance with the applicable proffers and consistent with the previously approved and constructed phases of Settler's Ridge. The current and final phase of Settler's Ridge includes conversion of the temporary sediment basin to a permanent BMP with a pedestrian path amenity with bollard lighting. Streetscape trees and pedestrian scale lantern fixture lighting is placed and designed to be consistent with the previous phases. Perimeter buffer areas along the adjacent R-3 zoned development to the west for a ten feet width, and Pocahontas Parkway to the south for a 15 feet width, are a combination of tree save areas supplemented with new plantings. The streetscape along Burning Tree Road includes elements consistent with the previous phases, to tie in with the fence, landscaping, and entrance feature signage previously constructed to the east. The proposed mail kiosk includes a canopied area with internal recessed lighting.

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Brett Hammonds)

(Applicable Rezoning Cases and PUPS: C-74C-03)