

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 2023

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, Assistant Director of Planning
Anthony R. Greulich, Principal Planner
Michael F. Kennedy, 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, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2023-00255

Sauer Industrial Center Phase
3 Building A
– 6380 Miller Road

E.D. Lewis & Associates, P.C. for Sauer Properties, Inc.: 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 single-story 208,320 square foot warehouse and associated infrastructure. An alternative landscape plan is requested to allow vegetative screening of the loading bays and truck parking area. The 15.71-acre portion of the overall 53.366-acre site is located on the southwest corner at the intersection of Seven Hills Boulevard and Miller Road, on parcel 816-704-5428(part). The zoning is M-1C Light Industrial District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**Approved by Director on
12/20/2023**

This plan of development is for a 208,320 square foot, one-story warehouse distribution center. The plan includes parking spaces for trucks and personal vehicles, loading docks, associated infrastructure, a right turn lane on Seven Hills Boulevard, and improvements to Miller Road adjacent to the subject site.

Rezoning cases REZ2021-00032 and REZ2021-00033, approved by the Board of Supervisors on August 21, 2021, apply. These include standards for increased setbacks, greenbelts, landscaping, and building materials, among others. The portion of Miller Road adjacent to the subject site will be improved to three lanes as proffered. Truck traffic will be restricted to the improved portion which connects to Seven Hills Boulevard. Any future development south of the subject site will be required to complete the proffered improvements to Miller Road to its intersection with Olga Sauer Boulevard.

An alternative landscape plan approval is requested which addresses required screening of the loading bays and truck storage area. A variety of large evergreen trees and shrubs will be planted to limit visibility of these site features in strategic locations. A large area of existing trees and vegetation to the west of the subject site will be preserved to prevent visibility from South Laburnum Avenue. The applicant has agreed to review the screening of these areas prior to certificate of occupancy issuance. A greenbelt will be planted to the level of a transitional buffer 25 along Seven Hills Road.

A lighting plan is included to illuminate parking lots, loading bays, and internal pedestrian paths. Freestanding light fixtures will be 25' feet in height and will be full cut-off with zero-tilt fixture types.

The one story, approximately 40' tall building is largely composed of tilt-up concrete walls panels with a textured coating in white and gray tones. Windows with dark gray reveals will be provided for the storefronts.

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 must 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 REZ2021-00032 and REZ2021-00033 must be incorporated in this approval.
17. A plat for the widening of Miller Road right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must 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. Outside storage will not be permitted.
20. Tractor trailers may not use Miller Road south of the subject site until Miller Road has been improved in accordance with REZ2021-00032 and REZ2021-00033. Directional Signage must be installed prior to issuance of a certificate of occupancy.
21. Prior to issuance of a certificate of occupancy for any building associated with a plan of development for any parcel south of the scope of work associated with POD2023-00255 and north of Olga Sauer Boulevard with proposed access to Miller Road, Miller Road between the scope of work associated with the future plan of development and Olga Sauer Boulevard must be improved in accordance with the conditions of REZ2020-00030, REZ2021-00032 and REZ2021-00033.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2021-00032 and REZ2021-00033)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND SECURITY PLAN

POD2023-00367

Magnolia Site Storage Yard

Timmons Group for Ken West, Magnolia Development, Magnolia Development LLC, and Harrow Management: Request for approval of a plan of development, lighting plan, and security plan, as required by Chapter 24, Section 24-2314 and 24-5409 of the Henrico County Code, to construct three outdoor gravel storage yards, enclosed by a six-foot (6') tall wooden fence with barbed wire, with associated infrastructure and road improvements to Austin Avenue. The approximately 21-acre portion of the 39.65-acre site is located at the eastern terminus of Austin Avenue, approximately 400 feet east of its intersection with Barlow Street, on part of parcels 799-731-6492 and 798-730-7590. The zoning is M-2 General Industrial District. No County water or sewer service. **(Fairfield)**

**Approved by Director on
12/20/2023**

This request is for three outdoor gravel storage yards approximately 6.30-acres, 4.77-acres, and 4.18-acres in size respectively. The applicant is proposing to improve Austin Avenue and the paper street identified as Helcher Street with asphalt and curb and gutter. The point of access will be provided at this intersection with a double-swing road gate equipped with a Knox box at the entrance. Past the gated entrance, a gravel drive aisle to provide access to the storage yards will be constructed..

The storage yards will be enclosed by a six-foot-tall wooden fence with barbed wire on top. Each yard will be accessed by a six-foot-tall wooden double gate. The applicant has requested approval of a security plan to install barbed wire on top of the fencing.

A lighting plan proposes two freestanding light poles on either side of the gate entrance with additional light poles along the access drive and around the perimeters of the storage yards. The fixtures are 30 feet in height and are full cut-off, zero tilt fixture types. The applicant has indicated that the storage yard operating hours will be between the hours of 7 am and 7 pm.

A conceptual landscaping plan was also submitted that shows tree protection areas and additional landscaping along the western property line and along the north line of gravel drive aisle between storage yards #1 and #2.

Staff recommends approval subject to the annotations on the plans, the standard conditions for development 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. A plat for the widening of Helcher Street right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
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. Details for the gate and locking device at the entrance road must be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor must 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 must be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
19. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
20. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements must be shown.
 - After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The site engineer must certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter must be sent to the Department of Planning and the Department of Public Works.
 - The owner will be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details must be included on the landscape plans for approval.
21. Prior to approval of construction plans, the developer must furnish a letter from Dominion Energy stating that this proposed development does not conflict with their facilities.
22. Outside storage will not be permitted except as shown on the approved plan.

(Staff Report by: Lisa Blankinship)

(Applicant's Representative: Chris Nelson)

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00400
Arcadia Section 1
– 2031 Towhee Lane

Approved by Director on
12/20/2023

Kimley-Horn for Elizabeth N. Gottwald, Jane M. Nelson, John W. Nelson, Jr., and East West Partners: 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 141 single-family dwellings, 43 townhouse dwellings, and related site improvements and amenities. The 49.87-acre site is located on the west line of Willson Road, approximately 1,675 feet north of its intersection with New Market Road (State Route 5), on parcels 810-693-7671 (pt) and 810-692-7149. The zoning is SMX-PD Suburban Residential Mixed Planned Development District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

This request proposes construction of Section 1, consisting of 141 detached single-family dwellings and 43 townhouse dwellings. The site was rezoned to Suburban Residential Mixed Planned Development (SMX-PD) with the approval of REZ2022-00026 on January 24, 2023, by the Board of Supervisors. The layout is consistent with the proffered concept plan. The preliminary plat, SUB2023-00140 Arcadia (October 2023 Plan), was approved in conjunction with POD2023-00399 Arcadia Willson Road Improvements for the construction of proffered and required improvements on Willson Road to support the development, by the Director of Planning in October 2023. Both of these plans are consistent with the proffered concept plan.

County staff met virtually with concerned citizens on December 12th to discuss the project. Concerns regarding traffic on Willson Road, the quantity and location of required open space and trails, the timing of the project, and the approval process in general were raised. Staff is committed to continuing to work with the citizens as the project develops.

There are two entrances into the site from Willson Road and both entrances have medians for traffic calming, signage, and landscaping. Along the frontage of the development within the right-of-way for Willson Road is a 10-foot asphalt multi-use trail. A five-foot asphalt trail is being installed within common area along the creek on the southern side of the development. This trail will provide a connection between the Capital Trail on New Market Road (Route 5) near its intersection with I-895 and the multi-use trail along Wilson. The trail is located within the RPA over top of the new sanitary sewer line being installed for the site. A 50' proffered landscaped buffer will be installed along Wilson Road between the multi-use trail and the proposed lots.

Single-family dwellings front Willson Road and both entrance roads but have alley access at the rear for off street parking spaces to minimize vehicular conflicts on the main roads. In the central western portion of the development are the townhouse units. Alleys access the rear of the units to proposed garages and a central courtyard where additional off-street parking, a children's playground and a dog park with seating and landscaping is proposed.

The proposed BMP's for the development will be wet ponds, aerated and designed as an amenity with trails, landscaping, a seating area and a pavilion to meet the open space requirement. Other amenities include a community mail kiosk and seating areas throughout the development. The applicant has provided sketches indicating the type and design of the amenities proposed with details for the amenities

to be provided within the construction plans. Sidewalks connecting the proposed homes, paths, and trails are provided along all street frontages and to the front of units.

The proposed lighting plan consists of eight-foot-tall pole lights at the front sidewalk for the single family and townhouse dwellings. They are hardwired, on a photocell, to operate from dusk to dawn. Units will also have wall mounted lights at the units' front doors. Additionally, dwellings with parking in the rear of the lot have lighting where the garage doors are located. Freestanding concealed source LED lights on 12-foot-tall poles are in the common areas by parking lots and pedestrian walkways including the Willson Road sidewalk.

A revised conceptual landscape plan was submitted that provides 25 feet of additional landscaping area at the entrances of the development than was previously provided on earlier landscape and layout plans submitted to the County.

Architectural plans for the proposed dwellings were not submitted with this POD. A subsequent submission to review the architectural plans will be required.

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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.
18. The proffers approved as a part of zoning case REZ2022-00026 must be incorporated in this approval.
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. The developer must provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.
21. A note in bold lettering must be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads will be reclaimed with engineered fill. All materials must 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 must 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.
22. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record must certify that the site has been graded in accordance with the approved grading plans.
23. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
24. The limits and elevations of the **Special Flood Hazard Area** must 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 must be granted to the County prior to the issuance of any occupancy permits.

25. The pavement must be designed and constructed in accordance with the pavement design standards and specifications of the Department of Public Works. The developer must post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation will be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond must 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 the approved plans and specifications.
26. Prior to issuance of building permits, architectural plans for the proposed dwellings must be submitted for review and approval by the Director of Planning.

(Staff Report by: Christina Goggin)

(Applicant’s Representative: Sean Dougherty)

(Applicable Rezoning Cases and PUPS: REZ2022-00026)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00491

The Flats at Mayland

**Approved by Director on
12/20/2023**

Youngblood, Tyler & Associates, P.C. for Legacy-Mayland Investments, 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 11, four-story, age-restricted residential condominium buildings containing a collective total of 262 units. The 9.29-acre site is located on the northeast corner at the intersection of Pemberton Road (State Route 157) and Mayland Drive, on parcels 754-757-1808, 754-757-3226, 754-757-5501, 754-757-7909, and 754-756-6582. The zoning is R6-C General Residence District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development is for 11 four-story, age-restricted residential condominium buildings for a collective total of 262 units. The site is located on the northeast corner of the intersection of Pemberton Road (State Route 157) and Mayland Drive.

Proffers and conditions of REZ2023-00013 and PUP2023-00006, as approved by the Board of Supervisors on July 11, 2023, apply. These approvals address setback and density standards, road improvements, amenities, exterior building materials, among other items. The layout is consistent with the proffered concept plan approved with REZ2023-00013. Two site entrances, one from Mayland Drive and a second from Pemberton Road, will provide access.

Sidewalks constructed to County standards will be provided along both road frontages. An internal pedestrian system will also be provided which includes raised pedestrian crossings at key locations within the site. A central community area is proposed with proffered amenities, including a pavilion and fire pit. An interior community gathering area will also be provided within one of the centrally located buildings. A black wrought iron style fence will be provided around the perimeter of the site. The proffered left turn lane from southbound Pemberton Road to eastbound Mayland Drive will also be provided.

A transitional buffer 25 is required adjacent to the R-6 District to the east of the site, the A-1 property to the north, and from the R-5A District across Mayland Drive where the right-of-way is less than 80' feet in width. Included with this agenda is a conceptual landscape plan, as interior parking areas will be landscaped in accordance with County requirements; however it does not illustrate the required transitional buffers. At the time of preparation of this agenda, the applicant has communicated to staff they are drafting a revised landscape plan which will fully comply with County requirements. The applicant has committed to providing the revised conceptual landscape plan prior to action by the Director.

The submitted lighting plan demonstrates the applicant's commitment to lighting internal and public sidewalks and parking areas, however, it does not demonstrate the minimum lighting levels required for sidewalks. At the time of preparation of this agenda, the applicant has communicated to staff that they are drafting a revised lighting plan which will fully comply with County requirements. This item will be provided prior to action by the Director.

Proffers also address building treatment and materials. Elevations included with this agenda demonstrate compliance with building materials. However, the rear elevations do not exhibit an equal amount of

architectural variation commensurate with the approved elevations shown with the proffered exhibit of REZ2023-00013. The applicant has committed to providing revised elevations which fully comply with proffered requirements prior to action by the Director.

Should revised plans and elevations be received and the Director acts on this application, the annotations on the plans, the standard conditions for development of this type, and 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.
18. All proffers and conditions approved as part of zoning case REZ2023-00013 and provisional use permit case PUP2023-00006 must be incorporated in this approval.
19. A plat for the widening of Mayland Drive right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
20. 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.
21. A concrete sidewalk meeting County standards must be provided along the north side of Mayland Drive.
22. A plat for the widening of Pemberton Road (State Route 157) right of way as shown on the approved plan must be submitted to the Real Property Division prior to approval of construction plans. The plat must be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
23. The entrances and drainage facilities on State Route 157 (Pemberton Road) must be approved by the Virginia Department of Transportation and the County.
24. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, must be submitted to the Director of Public Works prior to any occupancy permits being issued.
25. 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.
26. A concrete sidewalk meeting VDOT standards must be provided along the eastern side of Pemberton Road (State Route 157).

(Staff Report by: Spencer Norman)

(Applicant's Representative: Anne W. Tignor)

(Applicable Rezoning Cases and PUPS: REZ2023-00013 and PUP2023-00006)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00493

Wrightshaven Square
Apartments at Libbie Mill
Midtown

Approved by Director on
12/20/2023

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 24-2314 of the Henrico County Code, to construct 15 three and four-story apartment buildings containing a total of 336 units, a one-story, 4,893 square foot club house, and a one-story, 1,287 square foot maintenance building. The 10.20-acre site is located on the southeast corner at the intersection of Libbie Avenue and Bethlehem Road, on parcels 773-740-5180 (part), 772-740-7287, 772-740-7493, 772-740-7798, 772-740-3867, 772-740-4462, 772-740-9489 (part), 772-741-7905, 772-741-8211, 772-741-6304, 772-741-9055, and 773-741-1549. The zoning is UMUC Urban Mixed-Use District (Conditional). County water and sewer. **(Brookland)**

Additional multifamily residential development is proposed within the Libbie Mill Midtown Urban Mixed Use District (UMU) to be located in the northwestern portion more recently incorporated into the UMU district in 2021 and 2022. The site previously contained multiple individual single-family residential dwelling lots. The dwellings have since been demolished.

While the new residential prototypical style introduced here departs from the previously constructed mid-rise apartment buildings of Pennstock Quarter, Wellsmith, and future Harps Landing, the buildings continue with primarily masonry finishes, combine traditional and modern design elements and offer diversified options for rental occupancy in this development. These units are designed as garden-style, with exterior access to each unit from a semi-enclosed stairwell and will be a combination of one, two, and three-bedroom units. The plan includes a clubhouse and dedicated pool, and a maintenance building, which are accessed from internal parking lots and drives. Streetscapes and parking areas are designed in accordance with the applicable urban mixed-use standards and Libbie Mill Midtown pattern book concepts for landscaping, lighting, and pedestrian connectivity and consistent with previous phases of development.

Staff recommends approval subject to the annotations on the plan, standard conditions for multifamily developments, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.
18. All proffers and conditions approved as part of zoning cases REZ2015-00018, REZ2018-00044, REZ2021-00042, PUP2021-00015, REZ2022-00012 and provisional use permit cases PUP2014-00014 must be incorporated in this approval.

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. Outside storage will not be permitted.
21. Prior to approval of construction plans, a request must be submitted to vacate any remaining subdivision plat features within the property for Westbourne Subdivision.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: PUP2014-00014, REZ2015-00018, REZ2018-00044, REZ2021-00042, PUP2021-00015, and REZ2022-00012)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD-2023-100038

Towneplace Suites at Tom
Leonard Drive

**Approved by Director on
12/27/2023**

The Site Design Company for G3 Investments, LLC. and Henrico Hospitality, LLC.: Request for approval of a plan of development, lighting plan, and alternative landscape plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a five-story 72,880 square foot hotel with 119 rooms, pool, fitness center, community room, and related infrastructure and parking improvements. The 6.29-acre site is located on the east line of Tom Leonard Drive, approximately 650 feet north of its intersection with W. Broad Street (U.S. Route 250), on parcels 743-762-6518. The zoning is M-1C Light Industrial District (Conditional) and WBS-O West Broad Overlay District. County water and sewer. **(Three Chopt)**

The applicant proposes to develop a hotel on the vacant portion of the parcel that contains Tom Leonard Farmer's Market. The site is zoned M-1C Light Industrial District (Conditional) and is governed by proffers accepted with rezoning cases C-31C-97 and C-76C-02, approved by the Board of Supervisors on June 11, 1997 and January 28, 2003, respectively.

The proposed hotel will be located in the eastern portion of the site and the plans indicate a future subdivision of the parcel. The existing drive aisle from Tom Leonard Drive will be shared with the hotel. The required parking for the hotel will be provided partially on the retail parcel. A parking easement with cross access and maintenance agreements will be required.

The elevations of the hotel include a mixture of different exterior materials including stone and EIFS. Submitted elevations show a calculation of the exterior stone material at 34.62%, the applicant has indicated that the proffer will be met and that the hotel exterior will have at least 50% stone.

A lighting plan has been provided and shows parking lot lighting poles at a maximum of twenty-five (25) feet in height. In conformance with the proffers, the applicant has agreed to lower the pole heights so that they will not exceed twenty (20) feet in height. In addition, the photometric values provided meet the code required standards. Lighting is provided by concealed sources and will be full cut-off and dark sky compliant.

A conceptual landscape plan has been submitted and includes code required landscaping in and around the parking lot area. A Transitional Buffer 35 (TB35) is required against Interstate 64. However, the applicant is requesting an alternative landscape plan to provide the Transitional Buffer within a 30' width to be consistent with the adjacent property. The applicant has indicated that this buffer will be planted to a TB35 standard, which staff finds acceptable.

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 must 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 C-31C-97 and C-76C-02 must be incorporated in this approval.
 17. Evidence of a joint ingress/egress, maintenance agreement, and parking easement, must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
 18. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
 19. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements must be shown.
 - After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The site engineer must certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter must be sent to the Department of Planning and the Department of Public Works.
 - The owner will be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details must be included on the landscape plans for approval.
 20. The applicant, owner, or operator must 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: Lisa Blankinship)

(Applicant's Representative: Chris Thompson)

(Applicable Rezoning Cases and PUPS: C-31C-97 and C-76C-02)

SITE PLAN AND LIGHTING PLAN

[POD2022-00633](#)

Highland Woods Expansion
– 125 S. Kalmia Ave.

Gradient Environment for Oliver Investment Fund, LLC., Highland Woods, L.C., and Oliver Properties: 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 34 three-story townhouse-style apartments with associated parking, infrastructure, and amenities, as an expansion of the existing Highland Woods Apartments. The 2.49-acre site is located on the southeastern corner of the intersection of East Beal Street and South Kalmia Avenue, on parcels 822-722-2780, 822-722-1872, 822-722-4258, 822-722-1753, and 822-722-3727(part). The zoning is R-5C General Residential District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the March 2024 Agenda

(Staff Report by: Spencer Norman)

(Applicant's Representative: Claire Shirley)

(Applicable Rezoning Cases and PUPS: REZ2021-00057)

SITE PLAN, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2023-00492

Chef'Store
– 7821 Shrader Road

**Approved by Director on
12/20/2023**

Kimley-Horn for Nguyen Luan Thanh and Nhi Hong Thanh, and Richmond Shrader Road, LLC.: Request for approval of a site plan, lighting plan, and an alternative landscaping plan as required by Chapter 24, Section 24-2315 and 24-5303.B.2 of the Henrico County Code, to construct a one-story 20,000 square foot commercial building for use as a specialty grocery store. The 2.21-acre site is located on the west line of Shrader Road, approximately 500 feet north of its intersection with Hungary Spring Road, on parcel 764-752-8743. The zoning is B-3C Business District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a free standing Chef'Store specialty grocery discount store on Schrader Road on one of the last remaining parcels available for development. The site was zoned B-3C with C-16C-88 approved by the Board of Supervisors on March 9, 1988.

The building is smooth face white CMU with a smooth face gray block knee wall and columns at the entrance. Over the entrance is a metal canopy with an EIFS surround. Carts will be kept in a cart corral constructed out of smooth gray CMU to match the building. The top of the structure has EIFS accenting broken up by shoulder courses and accent block. The building has a decorative cornice.

Information for the location of the HVAC mechanical equipment screening will need to be provided and sight studies for screening will be necessary to ensure compliance with the Zoning Ordinance.

A lighting plan has also been submitted for review and approval. The proposed free-standing lights are 20-feet tall with fixtures that are concealed source. The applicant will need to provide lights for the Shrader Road sidewalk.

A 25-foot transitional buffer is required on both sides of the parcel due to the building's size. The applicant is proposing an eight-foot screen wall with a 10-foot wide landscaping strip, which is a permitted transitional buffer alternative, on the eastern side. The applicant is requesting that the Director approve an alternative landscape plan providing a 10' transitional buffer planting on the western side. The applicant has agreed to install additional landscaping in this area to be reviewed at the time of Landscape Plan submittal. Staff recommends that the Director grant the alternative landscape plan request.

Additionally, the applicant proposes a reduction in parking per section 24-5112, to develop a principal use that is unlisted in the Zoning Ordinance. Based on multiple Institute of Transportation Engineers land use codes the applicant has established a minimum number of off-street parking adequate for this use would be 37 spaces; the applicant is proposing 54 parking spaces for the freestanding discount store use. A typical retail grocery store would require 70 spaces. To ensure the sustainability of the site for future redevelopment and accommodate potential future uses, the applicant has also provided a layout that shows provision of additional parking spaces is possible if the loading area is converted to parking. Staff has also requested that the applicant look at alternative parking methods such as compact car or motorcycle parking to fit more spaces on the site for this use in general than currently proposed. Staff recommends approval of the proposed parking reduction.

Should the Director act on this plan, the annotations on the plans, the standard conditions for developments of this type, and 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 must 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-16C-88 must 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 plat for the widening of Shrader Road right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
- 19. Outside storage will not be permitted.

(Staff Report by: Christina Goggin)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: C-16C-88)

PRELIMINARY PLAT

SUB2023-00162

Edgebrook (December 2023 Plan)

Approved by Director on 12/20/2023

Timmons Group for Sauer Development Company, LLC. and HHHunt Communities: The 45.39-acre site proposed for a subdivision of 387 townhouse lots is located on the northeast corner at the intersection of Virginia Center Parkway and J.E.B. Stuart Parkway, on parcel 786-768-8517(part). The zoning is CMUC Community Mixed-Use District (Conditional). County water and sewer. **(Fairfield) 387 Lots**

This preliminary subdivision request proposes the subdivision of 45.39 acres for 387 townhouse lots. The site was rezoned to Community Mixed-Use District (Conditional) (CMUC) under REZ2022-00036, which was approved by the Board of Supervisors on March 21, 2023. The proposed layout is consistent with the proffered concept plan. The layout shows space for proffered active amenity areas, open space with an integrated trail network, community gathering area, central mews, and a dog park.

After preliminary plan approval, a plan of development (POD) is required to be submitted for review and approval by the Director of Planning. The POD will contain additional details related to environmental protection measures, stormwater drainage plans, sidewalks and walking paths, recreational amenities, and other various construction details as required by County standards and proffers.

Staff recommends approval of the preliminary plat subject to the annotations on the plan, the standard conditions for townhouse dwelling subdivisions, and the following additional conditions:

- 14. The limits and elevation of the **Special Flood Hazard Area** must be conspicuously noted on the plat and construction plans and labeled "**Limits of Special Flood Hazard Area.**" Dedicate the **Special Flood Hazard Area** as a "Variable Width Drainage & Utilities Easement."
- 15. The proffers approved as part of zoning case REZ2022-00036 must be incorporated in this approval.
- 16. The final plat for recordation must contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Division 8 of Article 5 of Chapter 24 of the Henrico County Code, as determined by the Director of Public Works.

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Jon Murray)

(Applicable Rezoning Cases and PUPS: _____ REZ2022-00036 _____)