

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 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
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

**Approved by Director
01/25/2023**

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 22 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)**

This Plan of Development would permit the development of 22 residential townhouses for sale on Block 24 of the Village of Rocketts Landing. This property is on the last remaining site outside the 100-year floodplain at the Village of Rocketts Landing that would permit residential development.

A 19-foot-high retaining wall is proposed along the western line of the block to raise the property out of the floodplain and provide development grading consistent with Old Ohio Street (private) to the north. The revision to the FEMA floodplain map was approved during the development review of construction plans for Blocks 21 and 23.

Public sewer and public water services in the Village of Rocketts Landing are provided by the City of Richmond Department of Public Utilities (DPU). Due to the limited construction spacing between the proposed sanitary sewer lines and proposed site improvements, Richmond DPU is requiring the sanitary sewers within Block 24 to be maintained by the Property Owners Association. Richmond DPU indicated site improvements including the retaining wall, the front stairs *and* below grade window well, as well as underground storm water facilities would encroach into their typical utility easements. Richmond DPU doesn't want to accept liability of those improvements during maintenance of their facilities. The developer has agreed to construct the sanitary sewer mains with Class 52 ductile iron pipe, with a protective ceramic epoxy lining, to reduce future maintenance costs. In addition, the developer has agreed to a condition of approval that will require the property owners association to establish a reserve account for the sanitary sewer system that would accumulate funds necessary to address inspection and maintenance costs in the future.

The eastern line of the proposed development abuts Old Osborne Turnpike (State Route 5) which is maintained by VDOT. VDOT has agreed to permit a paved 22-foot-wide limited access driveway to the southern service drive, Gillies Creek Mews, for secondary emergency access to the proposed development. The limited access drive will be secured with gates at both ends. The gate along Route 5 will be a double swing road gate, and the interior gate will be a 4-foot-high solid wood or vinyl double swing gate, with brick columns. A Knox-box will be provided for emergency access. A four-foot brick wall will be provided at the western end of the north service drive to screen it from Route 5.

The southern service drive will be located 5-feet north of a 30-foot-wide Virginia Dominion Power overhead transmission easement, extending along the southern property line. Eight common area parking spaces would extend into the easement. The developer has proposed planting equal to a 35-foot transitional buffer along the southern 15 feet of the easement, outside the area occupied by overhead power lines. A 35-foot transitional buffer is required to separate the UMU zoned property from the M-3 zoned tank farm property to the south. The final details for the buffer require approval by both Dominion Power and the Director of Planning.

The proposed townhouse elevations are consistent with the elevations of townhouses previously constructed by HHHunt in the Village of Rocketts Landing. The eastern townhouse units will be 3-stories in height and 20-feet wide, with rooftop access and two-car garage on the ground floor. The western townhouse units will be 3-stories in height and 24-feet wide, with rooftop access and an “English” basement having a two-car garage and flex living space with a window well.

A landscape and lighting plan in accordance with UMU design standards must be submitted for review and approval. The plan must include street trees, fencing, retaining wall details, parking area landscaping, and transitional buffer landscaping. The conceptual landscape plan included in the staff plan generally complies with the streetscape requirements of the UMU Zoning District. A landscape plan will be submitted in the future for administrative review and approval. The lighting plan complies with UMU requirements, with the exception of the area along the southern property line. Additional lighting will be added in this area prior to construction plan approval.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type with utilities provided by the City of Richmond Department of Public Utilities (DPU), and the following additional conditions:

2. **MODIFIED-** The owner must enter into the necessary contracts with the **City of Richmond** Department of Public Utilities for connections to public water and sewer.
3. **MODIFIED-** The **City of Richmond** Department of Public Utilities must approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The **City of Richmond** Department of Public Utilities must be notified at least 48 hours prior to the start any water or sewer construction.
5. **MODIFIED-** Traffic control signs must be provided as required by the Department of Public Works and **VDOT** and must be maintained in good condition.
7. **MODIFIED-** The owner must have a set of plans approved by the Director of Public Works, and Director of Planning, **as well as plans approved by the City of Richmond Department of Public Utilities**, available at the site at all times when work is being performed. A designated responsible employee must be available for contact by County Inspectors.
- 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.
13. **MODIFIED-** Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner must furnish a statement by the engineer, surveyor, or landscape architect who supervised construction, that all improvements have been installed in substantial conformance with the approved plans, specifications, **and both City of Richmond DPU** and County requirements.
17. All proffers and conditions approved as part of zoning case C-055C-04 and provisional use permit cases PUP2012-00012 must be incorporated in this approval.
18. The subdivision plat for The Village of Rocketts Landing, Section 11, must be recorded before any building permits are issued.
19. The entrances and drainage facilities on State Route 5 must be approved by the Virginia Department of Transportation and the County.
20. 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.

21. 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.
22. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, construction trailers, construction employee parking and hours of construction must be submitted for County review and approval prior to the approval of any final construction plan.
23. 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.
24. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all new utility lines must be underground.
25. A covenant satisfactory to the Director of Planning must require the property owners association to establish a reserve account for the sanitary sewer system that would accumulate funds necessary to address inspection and maintenance costs in the future.
26. The Developer must submit a Floodplain Development Permit for work impacting the Henrico County Special Flood Hazard Area, that demonstrates compliance with Sections 10-1 to 10-21 of the County Environmental Code to the satisfaction of the Floodplain Administrator, prior to approval of POD Construction Plans.
27. Evidence that the City of Richmond has reviewed and approved construction plans for water and sewer must be provided prior to final approval of construction plans by Henrico County.

(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)**

Applicant has requested deferral to the February 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

[POD2022-00471](#)

Payne Storage at Portugee Industrial Center
– 1600 Portugee Road

**Approved by Director
01/25/2023**

Engineering Design Associates for 1600 Portugee Road, LLC. and Payne Storage: Request for approval of a plan of development, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a 14.28-acre gravel lot for trailer storage. The 20.33-acre site is located on the northwest corner of the intersection of Portugee Road and LaFrance Road, on parcels 835-704-5646 and 835-704-8964. The zoning is M-2 General Industrial District and AS-O Airport Safety Overlay District. County water and on-site sewage disposal system.
(Varina)

Payne Trucking is a hauling contractor that specializes in the transport of bulk commodities. It also leases 20- & 40-foot-long cargo box shipping containers, as well as 48- & 53-foot-long trailers to permit their customers to increase storage on their sites. The developer is requesting approval to establish a 20-acre gravel storage yard for empty cargo boxes and trailers. They have advised staff that no bulk material or loaded storage units would be maintained on site, no occupied building or trailer is proposed, no customer or employee parking would be provided, and no site lighting is proposed. Should any of these conditions change a revised Site Plan would need to be submitted for review and approval by the Director of Planning.

Outdoor storage of contractor's equipment is permitted in the M-2 General Industrial District, provided it is screened with minimum 8-foot-high opaque wall or fence from adjoining streets and properties. In addition to the wall/fence, the developer is required to provide a 50-foot transitional buffer to A-1 Agricultural zoned properties to the north and across La France Road to the east. The buffer would be provided by existing trees. A dry storm water detention pond is proposed at the northeast corner of the property; it will be located outside the required transitional buffers. The pond will discharge into an existing wetland area along La France Road.

Planning staff requested and received a revised plan, showing tree protection areas as well as the location and details for the required fence or wall screening the outdoor storage area, and a layout for the storage yard and internal access drives in accordance with Section 24-4330© of the Zoning Code.

The plan provides a 25-foot tree save area to be maintained along both Portugee Drive to the west and Portugee Road to the south. The tree save area would substitute for a tree protection survey for the 25-foot front-yard setbacks along both streets. The revised plan specifies that an 8-foot-high wooden dog-eared picket screen fence would enclose the proposed outdoor storage area. The proposed fence would be located along the common property line shared with the adjoining residential property to the north, along the outer side of the 50-foot-wide tree save area that will be retained to form a 50-foot transitional buffer along that property line. The fence will extend along the inner side of the 50-foot tree save area forming the 50-foot transitional buffer along LaFrance Road, and along the inside of the tree save area along the balance of the property.

The Traffic Engineer required the relocation of the proposed entrance drive, to increase its offset from the intersection of Portugee Place with Portugee Drive, and to provide vehicular staging in front of the gate. To address those concerns, the entrance drive has been relocated to the cul-de-sac opposite Portugee Place extended. Additionally, the interior access drives will be identified by posts and chains, where needed, and the storage spaces will be identified by wheel blocks.

Staff notes the cargo boxes are not permitted to be stacked, as they would then exceed the height of the screen fence. A condition to that effect is included with the staff recommendation.

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

16. A bold note will be provided on the Layout Plan indicating: "Cargo boxes will not be stacked, and outdoor storage will not exceed the height of the perimeter screen fences/walls."

(Staff Report by: Mike Kennedy)

(Applicant's Representative: Randy Hooker)

(Applicable Rezoning Cases and PUPS: _____)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00534](#)
QTS East Phase 5
-Technology Blvd

**Approved by Director
01/25/2023**

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)**

This project was originally filed for the December 2022 Director's Agenda and was deferred to the January 2023 Director's agenda at the request of the applicant. The applicant requested the additional time to provide clarification to Public Works regarding storm water calculations, and to provide Planning information related to the review by the White Oak Technology Park Design Review Board (DRB).

The items for Public Works were resolved on December 28, 2022, with the provision of more detailed calculations from the applicant.

The applicant provided revised plans which addressed Planning comments regarding adequate screening, lighting revisions, and the conceptual landscape plan. The latest submittal on January 10, 2023 resolved all staff concerns. The DRB has subsequently reviewed the proposed plans and has granted Preliminary and Conceptual Plan approval to this project.

Once completed, this building will complete the pattern established with the QTS East and Master Plan project that was originally approved by the Planning Commission in 2020. All five buildings will have a cohesive visual appearance as the buildings are similar in design, architecture, layout, landscaping, and lighting.

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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
17. 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.
18. 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.
19. 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.
 20. Construction traffic must not use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
 21. Tractor trailers must not use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
 22. The developer must provide a telephone number for citizen concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
 23. The development and operations conducted on the property must comply with the restrictive covenants applicable to White Oak Technology Park.
 24. The proposed development is subject to Final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.

(Staff Report by: Tony Greulich)

(Applicant's Representative: Zackary Wilkins)

(Applicable Rezoning Cases and PUPS: _____)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00567](#)

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

**Approved by Director
01/25/2023**

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)**

This case was deferred from previous agendas to allow additional time to address layout and architectural comments related to the form-based alternative overlay provisions. The applicant has provided revised plans and elevations. While all layout comments appear to be addressed in the revised staff plan, architectural details for the residential townhouse unit side elevations must be revised for compliance with façade transparency requirements where side elevations abut project streets. Recommended Condition #19 requires further review and administrative approval of these elevations by the Director of Planning prior to Construction Plan approval. A revised lighting plan is also included with this request which now complies with the applicable code and provides lighting consistent with the adjacent redevelopment areas.

The form based alternative overlay allows the applicant to utilize an alternative set of development standards that would not otherwise be permitted by the underlying existing zoning district. The Form-Based Alternative Overlay ordinance was adopted in 2021 to promote mixed-use, walkable development of higher densities without requiring additional zoning actions, while focusing on physical form to organize the development pattern, and applies only to specific target areas, or subdistricts, as identified in the ordinance. This project was previously granted conditional approval of a preliminary plat for a subdivision of 146 townhouse units. This current request includes 64 three-story residential townhouse lots, in addition to 114 condominium units designed in the “two-over-two” configuration. Additional sections of townhomes and condominiums are contemplated on the overall plan for future review and approval. Units in the condominium development range between 1,500 and 2,400 square feet. Townhomes will vary in range around approximately 2,000 square feet. Various finishes of masonry veneer and cementitious siding are proposed on the exterior building facades.

Street and alley design, including lighting, landscaping, sidewalks, bike lanes, on-street parking, and crossings are included in the plan for an overall neighborhood general grid pattern. The condominium and townhouse development will be situated in the former mall’s core area, south of the two midrise apartment buildings currently under construction, west of the Virginia Center Commons Sports Complex, and east of the American Family Fitness building, which will remain on site in its current location.

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 subdivision plat for Virginia Center Commons Section 2 must be recorded prior to issuance of any building permit for a residential townhouse unit.
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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
19. Architectural elevations for the residential townhouse units will be submitted for review by the Director of Planning for final approval prior to final construction plan approval.
20. The terminated vista element specified at the eastern end of the central east-west primary street on the original regulating plan in accordance with Section 24-3815 of the FBA-O district, must be installed prior to issuance of a building permit for the 179th dwelling unit, inclusive of condominium and townhouse units.

(Staff Report by Aimee Crady)

(Applicant's Representative: Joseph Faudale)

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00603](#)

9003 Old Staples Mill Road
– 9003 Old Staples Mill Road

**Approved by Director
01/25/2023**

Bowman Consulting Group for TVEH II, LLC. and Dominion Commercial 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 a one-story 70,000 square foot warehouse building including approximately 20,000 square feet of office space. The 10.765-acre site is located on the east line of Old Staples Mill Road approximately 645 feet north of its intersection with Staples Mill Road (U.S. Route 33), on parcels 769-757-8802, 769-757-9710, 770-757-1644, and 770-757-2519. The zoning is M-1C Light Industrial District (Conditional), M-1 Light Industrial Development, and M-2 General Industrial District. County water and sewer. **(Brookland)**

This office warehouse is proposed on a parcel with multiple zoning categories, and with the proffers along the frontage zoned M-1C having been amended with REZ2020-00042.

During POD review, it was determined that floodplain encroaches into the property more than previously known. To accommodate the floodplain, the northern side of the building is being constructed on crawl space with flood vents as not to impact flow when it floods.

There is a 50-foot transitional buffer across the front of the property due to the residentially zoned parcels (R-3) across Old Staples Mill Road. The existing trees are to be retained and are planned to serve as the required tree save, proffered 20-foot landscape buffer, and 50-foot transitional buffer. A county sidewalk will be provided along the Old Staples Mill Road frontage.

The lighting plan proposes lights limited to 15-feet tall within 100 feet of the residentially zoned properties and taller where permitted. The parking lot footcandle average is 3 and the lighting will be reduced to security level at time of closing.

The building is proposed to be light neutral brick with a large area of darker neutral brick tone at the corner. The dark brick tone repeats as a brick accent over and under the windows and a running shoulder course along the front façade. Dark tone metal canopies are provided above each pedestrian entrance for additional building detail.

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 REZ2020-00042 must be incorporated in this approval.
17. A plat for the widening of Old Staples Mill 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. A concrete sidewalk meeting County standards must be provided along the east side of Old Staples Mill Road.
20. The certification of building permits, occupancy permits and change of occupancy permits for individual units must be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Brett Hammonds)

(Applicable Rezoning Cases and PUPS: REZ2020-00042)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00624](#)

Pointe at Twin Hickory Phase 2,
The
– 4647 Pouncey Tract Road

Youngblood, Tyler and Associates, P.C. for CA Twin Hickory, LLC., and HHHunt Corporation: 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 thirteen two-story 9,600 square foot multi-family residential buildings containing a combined total of 65 condominium units and associated site improvements. The 6.370-acre site is located on the east line of Pouncey Tract Road (State Route 271), approximately 375 feet north of Twin Hickory Lake Drive, on parcels 739-766-6963, 739-766-8964, 739-766-9452, 739-766-8202(part), 740-766-4248(part), 740-766-0541(part), 740-766-4846(part), and 740-766-2714(part). The zoning is R-6C General Residential District (Conditional) and WBS-O West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Applicant has requested deferral to the February Agenda.

(Staff Report by: Mike Kennedy)

(Applicant’s Representative: Tyler Mueller)

(Applicable Rezoning Cases and PUPS: REZ2022-00029 & REZ2021-00012)

SITE PLAN AND LIGHTING PLAN

[POD2022-00638](#)

Dunkin Donuts and Retail at Springdale Park
– Mechanicsville Tnpk. (U.S. Route 360)

**Approved by Director
01/25/2023**

Silvercore for Springdale Park Out Parcels, LLC., and WEDG Development, 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 5,653 square foot retail and restaurant building with drive-through facilities. The 0.836-acre portion of the overall 27.42-acre urban mixed use site is located on the northwestern line of Mechanicsville Turnpike (U.S. Route 360), approximately 625 feet south of Evans Road, on part of parcel 803-736-2259. The zoning is UMUC Urban Mixed Use District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The proposed restaurant and retail building will be located on an outparcel pad site established with the Springdale Park plan of development approved in June of 2021. The adjacent residential land bay development authorized by that approval is currently under construction for multifamily dwellings. Additional townhouse development is also under construction in other areas of the overall site. One drive-through facility is authorized by the provisional use permit that accompanied the 2020 rezoning. This is the first and only drive-through proposed for the urban mixed-use district.

The one-story restaurant and retail tenant strip building is proposed in finishes compatible with the adjacent residential development with articulation and fenestration along all building sides. Additional parking, lighting, and interior landscaping is provided, as shown on the lighting plan included with the staff plan, and the conceptual landscape plan. Internal project streetscape elements outside of the pad site have been approved under previous plans and are to be installed with the Springdale Park development underway. Sidewalk along Mechanicsville Turnpike is also included in the previous plan approval for the overall development.

Staff recommends approval subject to the annotations on the plan, 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. All proffers and conditions approved as part of zoning cases REZ2020-00046 and provisional use permit cases PUP2020-00025 must be incorporated in this approval.
17. In the event of any traffic backup which blocks the public right-of-way, as a result of congestion caused by the drive-up facilities, the owner/occupant must close the drive-up facilities until a solution can be designed to prevent traffic backup.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Steve King)

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

PRELIMINARY PLAT

[SUB2022-00194](#)

Retreat at One (January 2023 Plan)
– 8733 Telegraph Rd.

**Approved by Director
01/25/2023**

Bay Companies, Inc. for Kenneth Blot, Tony and Linda Clark and Stanley Martin Homes, LLC.: The 9.24-acre site proposed for 79 residential townhouse lots is located on the east line of Telegraph Road approximately 800 feet south of Magellan Drive, on parcels 784-759-8468, 784-759-7649, 785-759-2347, 785-759-6819(part), 785-760-3322(part), 785-759-6999(part). The zoning is R-6C General Residential District (Conditional). County water and sewer. **(Fairfield) 79 Lots**

This proposed 79 lot townhouse style preliminary subdivision will be the sixth section of Retreat at One. The site was rezoned November 9, 2022, to R-6C with REZ2022-00029 and the preliminary plan is in substantial conformance with the layouts proposed with the rezoning.

The dwellings will be accessed from Telegraph Road and with an internal connection to Section 2. The layout provides a small open park space for all residents to share in addition to the rest of the development.

The Plan of Development (POD) will be submitted for review and construction plan approval and will contain additional details such as drainage plans, parking layouts, sidewalks and architectural elevations.

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

14. A County standard sidewalk must be constructed along the east side of Telegraph Road.
15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case REZ2022-00029 must be incorporated in this approval.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Joe Faudale)

(Applicable Rezoning Cases and PUPS: REZ2022-00029)

ALTERNATIVE LANDSCAPE AND FENCE PLAN

[SUB2022-00193](#)

Canterbury Section 12 Block L
Lot17 -1609 Westcastle Dr.

**Approved by Director
01/25/2023**

Thomas and Christina Pessemier: Request for approval of an alternative landscape and fence plan, as required by Chapter 24, Section 24-5404.B.5 and 5303.B of the Henrico County Code to install a 10-foot tall fence along a side property line. The 0.50-acre site is located on the east line of Westcastle Drive at its intersection with Orkney Road, on parcel 741-744-2890. The zoning is R-2 General Residential District. County water and sewer. **(Tuckahoe)**

The applicant is requesting an alternative fence height of ten feet (10') on part of the south property line from the end of the driveway to a line even with the front of the applicant's house. This location is shown on the plan and on the supplemental aerial. The applicant has stated that there are privacy concerns between this property and the dwelling to the south and that the allowed fence height of seven feet (7') would not be sufficient to eliminate those concerns.

The fence will be constructed of pressure treated lumber and will be built on site just inside of the property line. The finished side will be facing out towards the neighboring property as required by the zoning requirements.

Additionally, the applicant will plant two Emerald Green Arborvitae at the street end of the fence to screen the fence from the road and a 42" wood picket fence will be installed along the remainder of the property line from the end of the 10' fence to 3' from the inside of the County maintained right of way.

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

(Staff Report by: Salim Chishti)

(Applicant's Representative: Thomas and Christina Pessemier)

(Applicable Rezoning Cases and PUPS: _____)