

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 2023

Post-Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

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Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00092

Innsbrook North End -
Infrastructure and Utility
Plan
-10900 Nuckols Rd

**Approved by Director on
July 26, 2023**

Vanasse Hangen Brustlin, Inc. for Highwoods Realty, LP. and Northland Innsbrook, 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 roads, streetscape, utilities, and stormwater management infrastructure to serve future development in the Urban Mixed Use (UMU) District. The 9.79-acre portion of the 70.835-acre site is located in two non-contiguous areas along Lake Brook Drive, approximately 250 feet north and approximately 1,200 feet north of the intersection of Lake Brook Drive and Nuckols Road, on parts of parcels 750-768-9857, 750-768-4929, 751-769-0332, 751-767-0759, 750-768-8514, 751-768-2072, and 751-769-4739. The zoning is UMUC Urban Mixed Use District (Conditional), M-1C Light Industrial District, and IR-O Innsbrook Redevelopment Overlay District. (Conditional). County water and sewer. **(Three Chopt)**

The plan under consideration provides the framework for the first phase of infrastructure and utility improvements for the overall 33.8-acre Urban-Mixed Use development associated with REZ2021-00026. No buildings or interior land bay development is included in the current request. A new roadway connection is proposed to connect Lake Brook Drive to Cox Road through the existing parking lot of the Highwoods One property. This roadway connection includes raised pedestrian crossings to facilitate pedestrian safety and connectivity, as well as on-street parking, sidewalks, lighting, and street trees.

The second component of this plan is an extension of Lake Brook Drive from its current terminus to a point approximately 500' feet north. Sidewalk and other streetscape elements will be provided on the western side of the extended portion in accordance with proffers and the Innsbrook Urban Design Guidelines. These elements include decorative light fixtures, five-foot sidewalk, and street trees.

A lighting plan is included to demonstrate that required streetscape and pedestrian amenity lighting will be illuminated appropriately. Decorate fixtures will also be provided which are compliant with Urban Mixed standards for lighting levels and fixture heights.

Staff recommends approval subject to the annotations on the plans, 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 case REZ2021-00026 and provisional use permit case PUP2021-00010 must be incorporated in this approval.
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 conceptual master plan, as submitted with this application, is for planning and information purposes only.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Edward L Glass)

(Applicable Rezoning Cases and PUPS: C-26C-85, C-46C-85, C-77C-88, C-26C-89, REZ2021-00026, and PUP2021-00010)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00107

Sadler Square Sections 2 and 3
– 4310 Glasgow Road

**Approved by Director on
July 26, 2023**

Youngblood, Tyler & Associates, P.C. for MS Richmond Investor, 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 47 zero lot line single family dwellings. The 17.68-acre sites are located on two non-contiguous areas on the west line of Glasgow Road, at its intersection with Scotland Lane, and at its intersection with Ireland Lane, on parcels 745-763-2013, 745-763-2727, 745-763-4053, 745-763-3440, 745-763-4567, 745-763-5481, 745-763-6093, 745-764-0618, 745-762-0472(part) and 744-762-9757(part). The zoning is R-5AC General Residence District. County water and sewer. **(Three Chopt)**

This proposed Plan of Development is for 47 single family dwellings. The site was rezoned by the Board of Supervisors February 9, 2021, with case REZ2021-00008. The Planning Commission approved the conditional subdivision for 128 lots September 22, 2021. Section 1 construction plans are currently under review.

The layout is in substantial conformance with the proffered layout. Sidewalks are provided along both sides of all new roads and along the Glasgow Road redevelopment frontage.

The applicant has requested an alternative lighting plan providing a hardwired photo sensitive light at each front door, a seven-foot-tall hardwired photo sensitive light at the driveway in addition to 15-foot-tall subdivision lights provided in areas without house or driveway pole lights, consistent with the adjacent neighborhoods reviewed and approved under a prior ordinance. The proposed 15-foot-tall lights would be provided in the areas where there are no front porch or pole lights, such as common areas. The individual pole lights in the surrounding neighborhoods are located approximately every three and a half lots or about 280 feet. To meet the lighting ordinance, a 15-foot streetlight would need to be provided every 90 feet which is not consistent with the existing neighboring developments.

Per proffers, all dwelling units shall be constructed of brick, stone, EIFS, Hardiplank, LP SmartSide or equivalent. The front elevation of all the homes shall contain a minimum of 50% brick and stone and all homes are proffered to have a two-car garage with a paved driveway. The proposed elevations are in conformance with the proffers.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details 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 case REZ2021-00008 must be incorporated in this approval.
17. The subdivision plats for **Sadler Square Section 2 and Section 3**, must be recorded before any building permits are issued within their respective sections.
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.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2021-00008)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPING AND FENCE PLAN

POD2023-00114

Peyton Street Contractor
Yard
– 3000 Peyton Street

**Approved by Director on
July 26, 2023**

Silvercore for Laydown Yard, LLC.: Request for approval of a plan of development, lighting plan, and alternative landscaping and fence plan, as required by Chapter 24, Section 24-2314 and Section 24-5404 of the Henrico County Code, to construct a contractor's storage yard, including an 8-foot opaque fence within the front and side setbacks, and associated site improvements. The 24.78-acre site is located on the northeast corner at the intersection of Peyton Street and Oakview Avenue, on parcels 771-756-5980 and 771-757-8224(part). The zoning is M-1 Light Industrial District and M-2 General Industrial District. No water/sewer proposed. **(Fairfield)**

This plan proposes an enclosed outdoor gravel storage yard on a portion of the property of the former Virginia Wood Preserving Inc. a.k.a. Rentokill EPA Superfund site. The site is governed by private covenants restricting residential development or construction which would interfere with the protective cap. The protective cap is a non-permeable plastic barrier roughly two to three feet underground extending across the majority of the site. The gravel storage yard is proposed on approximately four acres of the overall 24.78-acre site. The remaining area of the property will be left undisturbed by the proposed development. No buildings are proposed.

The development will be accessed through the existing gated site entrance located at the southeast corner along Peyton Street. The existing chain-link fence, affixed with barbed wire and located in the right-of-way of Oakview Avenue and Peyton Street, will be removed. An eight-foot vinyl fence will be provided along the property line within the 25' front yard setback to screen the outdoor storage. Approval of an Alternative Landscape Plan must be granted to allow a fence above the height of three and a half feet within the front yard setback. Additionally, staff from the Environmental Protection Agency have indicated the planting of landscaping is not desirable due to its potential to interfere with the protective cap. Due to the unique site circumstances which significantly limit the developability of the site, staff believes approval of the Alternative Landscape Plan to allow the eight-foot fence within the required setback to screen the outdoor storage use is appropriate.

A lighting plan is also included which proposes 35' foot high pole-mounted site lighting fixtures to illuminate the site's entrance. All proposed light fixtures are full cut off fixture types.

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. Outside storage will not be permitted except as shown on the approved plan.
17. Prior to approval of construction plans, the developer must furnish evidence that the Environmental Protection Agency and the Virginia Department of Environmental Quality find the proposed development acceptable to the standards and regulations applicable to the site.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: N/A)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00206

Helios

– 5701 Chamberlayne Road

VHB for Ashley Terrace Realty, LLC., Chesapeake Veterans Home, LLC., and Spy Rock: 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 2 apartment buildings containing 186 units in total and an adjacent array of solar panels for power generation, including a four-story 37,547 square foot building with 144 units, a three-story 20,372 square foot building with 42 units, and related infrastructure. The 8.196-acre site is located on the east line of Chamberlayne Road (US 301) approximately 800 feet north of its intersection with Brook Hill Circle and on the west line of Crenshaw Road, on parcels 788-747-4162 and 788-474-5728. The zoning is R-6C General Residence District Conditional. County water and sewer. **(Fairfield)**

Applicant has requested deferral to the August Agenda.

(Staff Report by: Christina Goggin)

(Applicant’s Representative: Marshall Agee)

(Applicable Rezoning Cases and PUPS: REZ2023-00003 and PUP2023 -00002)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00260

Village at Virginia Center Commons Section 3 and Condos
– 10101 Brook Road (U.S. Route 1)

Approved by Director on July 26, 2023

Bay Companies, Inc. for Stanley Martin Homes, LLC: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct eight four-story residential condominium buildings containing a total of 98 units for sale and 86 three-story residential townhouse dwellings, for a total of 184 new dwelling units and related site improvements. The 8.10-acre site is located on the northern line of Turning Point Drive and the northern line of All Star Boulevard, approximately 2,000 feet east of Brook Road (U.S. Route 1), within the Virginia Center Commons Form-Based Alternative Overlay District, on parcel 785-771-0111(part). The zoning is R-6C General Residence District (Conditional), B-3C Business District (Conditional), and FBA-O Form Based Alternative Overlay District. County water and sewer. **(Fairfield)**

The proposed 184 residential unit plan includes a combination of townhomes and condominiums for sale and a continuation of the Village at Virginia Center Commons Form-Based Alternative Overlay Development within the Virginia Center Commons Subdistrict. Previous approval was granted on the Director’s agenda for 178 dwelling units in the subdistrict earlier this year in January. The current request would bring the unit count for townhomes and condominiums for sale to 362 dwelling units in the core area of the district.

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 pedestrian 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.

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.

A companion case on this agenda includes the request for conditional approval of the preliminary plat for the townhomes included in this plan of development. A lighting plan and conceptual landscape plan demonstrating compliance with streetscape standards and provision of adequate illumination in all pedestrian areas is included in the request. 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 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 subdivision plat for Village at Virginia Center Commons Section 3 must be recorded prior to issuance of any building permit for a residential townhouse unit in Section 3.
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. 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.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Joe Faudale)

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

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 September Agenda

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Claire Shirley)

(Applicable Rezoning Cases and PUPS: REZ2021-00057)

SITE PLAN AND LIGHTING PLAN

POD2023-00258

Hickory Woods at Twin
Hickory Section 2
– 5255 Turning Branch Way

**Approved by Director on
July 26, 2023**

Youngblood, Tyler & Associates, P.C. for CA Twin Hickory, LLC., and HHHunt Corporation: 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 four single-family detached dwellings. The 0.87-acre site is located on the western line of Turning Branch Way, approximately 625 feet northeast of Turning Branch Road, on parcels 740-766-4846(part), 740-766-4248(part), and 740-766-0541(part). The zoning is R-5AC General Residence District (Conditional) and WBS-O West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposed Plan of Development is an infill development for four single family dwellings with detached garages. It is a portion of the area labeled “reserved area for future development” on the plat of Hickory Woods at Twin Hickory recorded December 12, 2001. The site was rezoned from A-1 and R-4C to R-5AC by the Board of Supervisors August 9, 2022, with case REZ2022-00020.

The applicant submitted a site plan along with architectural and lighting plans. Pedestrian lighting proposed on each lot is consistent with existing lighting on surrounding parcels in terms of style, height, and placement. The layout is in substantial conformance with the proffered layout showing lot widths no less than 60’ and a 35’ front yard setback. Sidewalks were previously installed along Turning Branch Way as part of Hickory Woods at Twin Hickory, Section 1.

Dwelling units will exceed the 2,000 minimum proffered square footage. They will be constructed of brick, stone, cultured stone, stone veneer, fiber cement siding, engineered wood, or vinyl with brick faced front elevations. Each home includes a two-car detached garage with garage doors having decorative elements.

Sod and irrigation along with a street tree will be provided on each lot. Per proffers, a six-foot tall privacy fence will be installed along the rear property line of the lots. It will be constructed with the future development of the condominiums on the adjacent property rezoned R-6C. The fence is already included in approved construction plans for that development.

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.
19. All proffers and conditions approved as part of zoning cases REZ2022-00020 and provisional use permit cases PUP2021-00010 must be incorporated in this approval.
20. The subdivision plat for **Hickory Woods at Twin Hickory Section 2** must be recorded before any **building permits** are issued.

(Staff Report by: Todd Rigler)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2022-00020)

