

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 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
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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

POD2023-00115

Telegraph Road Apartments
– 10551 Telegraph Road

**Approved by Director on
06/28/2023**

Timmons Group for Mohawk Investment Partners I, LLC, National Financial Realty-Richmond, LLC, and Bristol Development Company: 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 four-story **275**-unit apartment building. The 7.12-acre site is located on the southeastern line of Telegraph Road, approximately 190 feet northeast of JEB Stuart Parkway, within the Virginia Center Commons Form-Based Alternative Overlay District, on parcels 786-770-4008 and 786-770-7915(part). The zoning is B-3C Business District (Conditional), O-3C Office District (Conditional), and FBA-O Form-Based Alternative Overlay District. County water and sewer. **(Fairfield)**

This case was previously deferred from the May 2023 Director’s Agenda to allow time for revised plans related to pedestrian improvements along the southeastern line of Telegraph Road. The plans have been updated to reflect the 10-foot-wide shared use path requested by the Department of Public Works to be constructed by the applicant within the right of way of Telegraph Road.

The property has existed as a vacant pad site for a future midrise office building since plan of development approval for One Colonial Place in year 2000 (POD-016-00). The pad site will be developed in accordance with the Form-Based Alternative Overlay (FBA-O) Virginia Center Commons subdistrict standards for 275 multifamily residential units with amenities incorporated into the design of the building. The building will be finished with a combination of primarily brick and cementitious siding and paneling. All building facades exceed the minimum 30% transparency (fenestration) requirement for the FBA-O District.

The lighting plan included with the staff plan incorporates pedestrian scale lighting consistent with previously approved lighting in the Virginia Center Commons FBA-O subdistrict and provides adequate illumination in accordance with code provisions.

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. A plat for the widening of **Telegraph 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. 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. A shared use path meeting County standards as determined by the Director of Public Works must be provided along the southeastern side of Telegraph Road.
21. 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.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Amelia Wehunt)

(Applicable Rezoning Cases and PUPS: C-113C-88 and C116C-88)

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 July Agenda

(Staff Report by: Christina Goggin)

(Applicant’s Representative: Marshall Agee)

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

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

POD2023-00111

The Hillside
– 9216 Quioccasin Rd

Approved by Director on
06/28/2023

Sekiv Solutions for Walutes Development Two, LLC. and Walutes Capital, 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 20 three-story townhouse-style apartments, related infrastructure, and improvements to an existing parking lot for an existing office building on the site. The 1.67-acre site is located on the north line of Quioccasin Road, approximately 550 feet east of its intersection with Pemberton Road, on parcels 750-746-3104 and 750-746-3624. The zoning is O-1C Office District (Conditional) and R-6C General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

The site was the subject of the C-47C-91 rezoning case, and the layout and elevations are generally in compliance with the proffers. The “Uphill Units” consist of 10 four-bedroom apartments and a deck. The “Downhill Units” consist of 10 three-bedroom apartments with a patio. Each apartment will consist of three levels with a covered entrance way. Exterior building materials include assorted tones of brown and beige brick, and white and tan vinyl siding. Alternating apartments are completely brick in façade with dormers and varying brick accents above the window. The remaining Uphill Units have a second-floor cantilever, and the Downhill Units have a first floor bump out.

Lighting plans included with this request for approval demonstrate adequate light levels and spread in accordance with the applicable lighting ordinance standards. The pole lights are proposed at 15-feet, with standard parking lot fixtures.

The conceptual landscape plan is included with this submittal to illustrate compliance with the required proffered and transitional buffers. The applicant is installing a six-foot Trex fence to reduce the transitional buffers by 12-feet in width and 30% reduction in the volume of plantings as permitted by Code. The landscape plan will be finalized after final construction plan approval as a separate landscape plan submittal.

The applicant has revised their outfall location from the adjacent Nottingham Green Apartment site to the northeast of the subject site, in the transitional buffer. The applicant confirmed the outfall is a low-impact development to manage stormwater and therefore is permitted within transitional buffers.

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 C-47C-91 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. 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.
21. 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.
22. 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.

(Staff Report by: Kristin Smith)

(Applicant's Representative: Stig Owens)

(Applicable Rezoning Cases and PUPS: C-47C-91)

SITE PLAN AND LIGHTING PLAN

POD2023-00119

Metromont Corporation –
Revised Bay and Tool Room
Addition
-1640 Darbytown Rd

**Approved by Director on
06/28/2023**

Engineering Design Associates for Metromont Corporation and Metromont, 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 replace an existing 37,038 square foot manufacturing building, construct a new 6,935 square foot tool room addition, Demolish an existing approximately 17,500 square foot building, site improvements and a revised parking lot for an existing concrete plant facility. The 64.97-acre site is located on the northeast line of Darbytown Road, approximately 1,800 feet southeast of the intersection with Oregon Avenue, on parcels 806-710-8061 and 807-710-5764. The zoning is M-2 General Industrial District and M-2C General Industrial District (Conditional). County water and sewer. **(Varina)**

Metromont Corporation is a pre-stressed concrete products company operating manufacturing plants around the southeastern US. They have been in business in one form or another since 1925. The plant on Darbytown Road was purchased in 2007. Before the 1950's the site was used by another entity as a sand and gravel operation. The concrete manufacturing buildings were built in the early 1960's and included the now derelict building which is to be torn down.

The site contains a concrete plant and a large processing building where concrete components are formed. The products are then moved to outdoor storage areas where they are cured before being shipped to job sites. The current processing building is open sided. There are also parking areas for truck trailers that are used in the transport of the concrete products.

The applicant is proposing revisions to the existing manufacturing bay in the processing building and the addition of a tool room to that building. The proposal also includes improvements to the existing parking lot and defines the areas where products are stored and cured.

The revisions to the building include enclosing one of the existing bays with tilt up concrete panels which will mitigate noise. The new tool room will be attached to the revised bay and also faced with tilt up concrete panels.

The applicant proposes to demolish a derelict concrete block building that encroaches on the right of way of Darbytown Road. The building was constructed before zoning setbacks had been established. Once the building is removed, the screening of buildings and storage areas from Darbytown Road will be accomplished with a 10' concrete wall and buffer plantings to be included in a future landscape plan to be submitted for review and approval after construction plans are approved.

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 part of zoning case C-037C-08 must be incorporated in this approval.
17. Until the existing building encroaching on Darbytown Road and noted on the plans as “To Be Demolished” has been demolished and the proposed 10’ concrete wall is built, and a new Landscape plan showing screening plantings along Darbytown Road has been submitted and approved by the Planning Department, no Certificate of Occupancy will be approved.
18. Outside storage will not be permitted except as shown on the approved plan.

(Staff Report by: Salim Chishti)

(Applicant’s Representative: Randy Hooker)

(Applicable Rezoning Cases and PUPS: C-037C-08)

PRELIMINARY PLAT

[SUB2023-00056](#)

Green City Residential (June 2023 Plan) – 500 Scott Road

**Approved by Director on
06/28/2023**

Townes Site Engineering for Commonwealth Foundation for Cancer Research, Inc., RP Parham, LLC, and Riverstone Properties: The 110.91-acre site proposed for a subdivision of 510 residential townhouse lots and 68 single-family attached villa lots is located on the northern and southern lines of Scott Road, approximately 1,200 feet west of Park Central Drive, on parcels 788-762-3171, 788-760-3976, 787-760-9582, and 789-762-3970. The zoning is UMUC Urban Mixed Use (Conditional). County water and sewer. **(Fairfield) 578 Lots**

The preliminary plat proposes the first 578 residential lots to be constructed in the Green City Urban Mixed Use district (UMU), which was rezoned by the Board of Supervisors in October of 2021. As this review and approval is only to include right of way and subdivision lots associated with the development of the townhouse and single family attached villas, a subsequent plan of development application for review and approval will be required following conditional approval of this preliminary plat. This approval will account for 578 of the total 880 units allocated to these land bays per the pattern book exhibits and tabulations.

The layout included in the staff plan demonstrates the pattern of streets, alleys, and connected park areas consistent with the pattern book for the Green City UMU. The townhouse lots contemplate three-story 20-foot-wide units. Reserve areas designated on the plans are set aside for future development of residential condominiums. Common areas designated on the plan allocate future amenities areas within the layout.

This layout is being coordinated with the road plans for Magellan Parkway, being designed as a County project through the Department of Public Works, including the proposed roundabout section connecting the northern and southern portions of the site. Along the western boundary of the UMU, a frontage street was contemplated for Level Green Lane with the pattern book exhibits, outside of the 15-foot buffer proffered along the same frontage. As Level Green Lane is currently a 10-foot-wide private road inadequate for fire access, the layout contemplates an interim street section from centerline to provide an improved road with curb and gutter and of adequate width to serve for Division of Fire access, and to accommodate the future complete road section in accordance with the pattern book. The full section to include on-street parking would be materialized at such time the redevelopment of property to the west of the UMU occurs. The applicant agrees to dedicate right of way for Level Green Lane to the County upon request, should the road be converted to public right of way. Details for the pavement cross section and public/private status will be finalized with the subsequent plans of development.

Staff recommends approval subject to the annotations on the plan, standard conditions for single family and residential townhouse for sale subdivisions, and the following additional conditions:

16. 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."

17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning cases **REZ2021-00039** and **PUP2021-00017** must be incorporated in this approval.
19. 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 the stub street.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Brian Mitchell)

(Applicable Rezoning Cases and PUPS: REZ2021-00039 and PUP2021-00017)

ALTERNATIVE LANDSCAPE PLAN – ALTERNATE FENCE HEIGHT

SUB2023-00057

Thousand Oaks Section A
Block C Lot 33 - Alternative
Fence Height
– 2309 Thousand Oaks Drive

Approved by Director on
06/28/2023

Dandale Fence, LLC. for David Hawxhurst: Request for approval of an alternative landscape plan and fence plan, as required by Chapter 24, Section 24-5404.B.5 and 5303.B of the Henrico County Code to install an 8-foot tall fence along a side property line to a point 34 feet in front of the residence and a 4-foot tall fence from that point to the right of way with Thousand Oaks Drive. The .29-acre site is located on the southeast line of Thousand Oaks Drive, approximately 550 feet northeast of the intersection with Wistar Street, on parcel 762-749-1118. The zoning is R-3 One-Family Residence District. County water and sewer. **(Tuckahoe)**

The applicant is requesting an alternative fence height of 8 feet (8') on part of the north property line from the rear property line to a line even with 34 feet (34') from the front of the applicant's house, and a four foot (4') high fence from that point to the right of way of Thousand Oaks Drive. This location is shown on the plan and on the supplemental aerial. Burford Hollies will be planted on the inside of the 4' section of the fence and Arborvitae will be planted on the inside of the 8' section to mitigate the view of the fence height.

The current Zoning Ordinance would allow a 7' fence height along the property line from the rear property line to a point even with the front of the applicant's house and a three and one-half-foot fence height from that point to the right of way with Thousand Oaks Drive.

The applicant has stated that the allowed fence height of seven feet (7') and three and one-half feet (3 ½') would not be sufficient to eliminate privacy concerns on the north property line.

The fence will be made of pressure treated lumber and will be constructed on site at the property line. The finished side will be facing out as per the zoning requirements. The proposal was evaluated under section 24-5404.B.5 which provides that the Planning Director, or Planning Commission can permit fences up to 10' as part of an alternative landscape plan if they comply with sight distances and do not adversely affect:

- a. The health, safety or welfare of persons residing on or working on the premises;
- b. The visibility or value of abutting and adjacent properties;
- c. The adequate supply of light and air to adjoining property; and
- d. Traffic or pedestrian safety.

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

(Staff Report by: Salim Chishti)

(Applicant's Representative: Jordan Stockdale)

(Applicable Rezoning Cases and PUPS: _____)