

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 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, LIGHTING PLAN AND ALTERNATIVE LANDSCAPE PLAN

[POD2023-00031](#)

Project Nourish
– 8020 Villa Park Drive

**Approved by Director
03/22/2023**

Timmons Group for Commonwealth Foundation for Cancer Research, and Hourigan Development, LLC.: Request for approval of a plan of development, lighting plan, and alternative landscape plan, as required by Chapter 24, Sections 24-2314 and 24-5303.B. of the Henrico County Code, to construct a two-story 124,335 square foot office and warehouse building. The 9.23-acre site is located on the western line of Villa Park Drive, approximately 2,100 feet south of East Parham Road, on parcel 781-755-0513. The zoning is O/SC Office Service District (Conditional). County water and sewer. **(Fairfield)**

The proposal includes construction of a two-story office warehouse building to be located within the existing office-service development area of Villa Park. The site will access from an existing private drive shared with two other existing businesses along Villa Park Drive. No additional access points are proposed along Villa Park Drive. Site configuration is similar to the previously approved Peak 10 Data Center plan of development, with service and loading areas along the rear of the building, but the current layout for consideration no longer includes outdoor equipment yards contemplated with the 2017 approval for the data center.

A detailed tree inventory was provided for the rear transitional buffer and the applicant will provide additional evergreen screen material within the buffer to satisfy screening requirements for the rear loading and service functions along the back of the building in accordance with alternative landscape plan provisions related to screening requirements of the code. Building finishes are primarily concrete panels and metal panel accents consistent with various buildings in Villa Park.

A lighting plan is included with the staff plan demonstrating adequate illumination with LED fixtures specified to heights no greater than 25 feet and including house side shields for fixtures adjacent to the 50-foot transitional buffer.

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 C-87C-86 must be incorporated in this approval.
- 17. 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: Luke Fetcho)

(Applicable Rezoning Cases and PUPS: C-87C-86)

SITE PLAN AND LIGHTING PLAN

[POD2022-00499](#)

Chick-fil-A -Nine Mile Road
– 4810 Nine Mile Road

**Approved by Director
05/04/2023**

GBC Design, Inc. for Rebkee Partners Nine Mile, LLC. and Chick-Fil-A, Inc.: 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 new one-story 4,987 square foot fast food restaurant with double drive-through lanes. The 2.865-acre site is located on the north line of Nine Mile Road (US Route 33), approximately 500 feet east of Laburnum Avenue, on parcel 811-724-0422. The zoning is B-3 Business District and AS-O Airport Safety Overly District. County water and sewer. **(Fairfield)**

This proposal for a Chick-fil-a will be the third parcel for redevelopment on the site of a previous car dealership. Previous approvals include the 7-Eleven and Green Clean car wash both approved in 2020. The site was zoned B-3 in 1960 and is located adjacent to an area that was zoned residential at the same time.

This Chick-fil-A restaurant is proposed to be a 4,987 square foot restaurant with a 720 square foot patio and double drive-through lanes. Due to the adjacent residential zoning, a 25-foot transitional buffer is required. The applicant is continuing an eight-foot stone/ brickcrete fence to reduce the buffer two times the fence height, or 16-foot, to a required nine-foot buffer. There is a 10' strip containing a gas line easement north of the buffer wall that requires continual maintenance by the owner.

Site access drive construction plans are currently being prepared for the stem part of the overall development from Chick-fil-A west to Laburnum Avenue. Submission of this driveway plan is required prior to action on this application. Construction of the access drive will be required to be completed prior to issuance of a Certificate of Occupancy for this site.

The proposed building materials are two tones of brick used to create a visible knee wall and pilaster styling using the different tones. Soldier courses to break up the overall brick pattern, are provided at different heights at the building. The roof mounted HVAC will be screened by the building parapet per the submitted elevations. The restaurant is also proposing canopies at the ordering and food pickup areas as seen at existing Chick-Fil-A's around Henrico.

A lighting plan has also been submitted for the development. All new lights within 100-feet of an R district are limited to 15-feet in height. 100-feet from the R zoning to the north of the site falls approximately at the top third of the site. From that point to Nine Mile Road (State Route 33), light poles at 25-feet in height are permitted. All lights are required to be concealed source and on a safety timer to lower to security level an hour after the close of business. The lighting plan will be revised as necessary prior to construction plan approval.

At the time of the preparation of the agenda, two outstanding issues remain regarding site access. A plan for the connection to Laburnum Avenue must be submitted, and VDOT needs to review the existing entrance on Nine Mile Road in relation to their access management standards and determine if a waiver for the existing entrance may be granted.

Should the Director act on the plan, the annotations on the plan, 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. A plat for the widening of Nine Mile Road (State Route 33) 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.
17. The entrances and drainage facilities on Nine Mile Road (State Route 33) must be approved by the Virginia Department of Transportation and the County.
18. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, must be submitted to the Director of Public Works prior to any occupancy permits being issued.
19. 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.
20. A concrete sidewalk meeting VDOT standards must be provided along the north side of Nine Mile Road (State Route 33).
21. The access drive to Laburnum Avenue must be constructed in accordance with an approved site plan prior to issuance of a Certificate of Occupancy for this site.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Allan Wiley)

(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 April Agenda

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Clair Shirley)

(Applicable Rezoning Cases and PUPS: REZ2021-00057)

SITE PLAN AND LIGHTING PLAN

[POD2023-00002](#)

Enterprise Car Rental at 5105 S. Laburnum Avenue -Car Wash – 5105 S Laburnum Ave.

TRC Companies for Shih-Min Wong and Tyler Standlick: 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 private manual car wash and carport with a three-bay manual carwash area and carport. The 1.46-acre site is located on the east line of South Laburnum Avenue and the west line of Robins Road, approximately 360 feet south of Williamsburg Road, on parcel 816-713-7056. The zoning is B-3 Business District and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**Approved by Director
03/22/2023**

The applicant is proposing to replace an existing one bay hand car wash located at the rear of the building with a new, three-bay hand car wash, in approximately the same location. All exterior washing and interior vacuuming are done by hand using a water hose and handheld vacuum cleaner. The proposed building is a 40' x 25', 14' high (at roof apex) prefab aluminum metal building with an aluminum metal roof and color to match the existing building.

A Geomat oil/water separator drain system will be installed in all three bays and the site will be designed to prevent rainwater from entering the system.

A new six-foot (6') wood opaque fence and screening plantings are proposed at the Robins Road (East) side of the property. The fence will reduce the required thirty-five foot (35') transitional buffer (TB35) by twelve feet (12'). Plantings to meet the levels required in a TB35 will still be required.

All existing parking spaces, road entrances and drive aisles will remain as is, except for the most eastern drive aisle which will be reduced to 20'-6".

Staff notes that car wash vacuum cleaners may not produce sound more than 55 dBA above ambient sound at any lot boundary line at the periphery of the site.

Staff has requested that the roof of the new structure be colored brown to match the color of the existing building roof, and to close the spacing of the vertical boards on the proposed fence somewhat in order to reduce the visibility through the fence. The applicant has agreed to both of these revisions.

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.

(Staff Report by: Salim Chishti)

(Applicant's Representative: Glenn Custis)

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