

# HENRICO COUNTY PLANNING DEPARTMENT

## DIRECTOR'S AGENDA

FOR

## SUBDIVISIONS AND PLANS OF DEVELOPMENT

**May 2023**

**Post-Action**



### DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning  
Jean M. Moore, Assistant Director of Planning  
Leslie A. News, PLA, Assistant Director of Planning  
Anthony R. Greulich, Principal Planner  
Michael F. Kennedy, County Planner  
Aimee B. Crady, AICP, County Planner  
Christina Goggin, AICP, County Planner  
Kate B. McMillion, County Planner  
Spencer Norman, County Planner  
Kristin Smith, County Planner  
Salim Chishti, ASLA, County Planner  
Lisa Blankinship, County Planner  
R. Todd Rigler, County Planner  
Phillip Bariteau, County Planner  
Pamela Fisher, Senior Planning Technician  
Mounika Reddy Sudini, GIS Specialist  
Patricia Glenn, Office Assistant

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2023-00006](#)

Avenlea Infrastructure and Utility Plan  
– 12600 Bacova Drive

**Townes Site Engineering for ME Payne, LLC, ME Taylor, LLC, and Markel/Eagle Advisors, 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, utilities, and stormwater management infrastructure to serve future development in the Urban Mixed Use (UMU) District. The 64.02-acre portion of the overall 183.011-acre Urban Mixed Use site is located on the northwest corner at the intersection of Bacova Drive and North Gayton Road, on parcels 734-767-2531 and 732-768-9107(part), The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer.  
**(Three Chopt)**

**Approved by Director on  
05/24/2023**

The Avenlea infrastructure and utility plan under consideration provides the framework for the first phase of development, establishing land bay areas with the design of roads, public water and sewer layout, and drainage facilities. A new right-in/right-out access to the development is proposed along the western line of North Gayton Road, between the existing signalized intersections of Bacova Drive and Liesfeld Farm Drive. The proposed access point meets access spacing requirements. No buildings or interior land bay development is included in the current request. The staff plan includes a lighting plan to demonstrate the required streetscape and parallel parking will be illuminated appropriately and with decorative fixtures in compliance with Urban Mixed Use 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 cases REZ2021-00048 and provisional use permit cases PUP2021-00018 must be incorporated in this approval.
17. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
18. If not provided with an associated subdivision plat for adjacent development, any necessary right of way for widening of North Gayton Road shown on the approved plans, must be submitted to the Director of Real Property prior to approval of the construction plan, and must be recorded with a Declaration of Boundary Line Adjustment for Public Road Widening executed by the County Manager prior to requesting occupancy permits.
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.

**(Staff Report by: Aimee Crady)**

**(Applicant's Representative: Brian Mitchell)**

**(Applicable Rezoning Cases and PUPS: REZ2021-00048 and PUP2021-00018 )**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

[POD2023-00115](#)

Telegraph Road Apartments  
– 10551 Telegraph Road

**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 273-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)**

**The applicant has requested deferral to the June 2023 Director’s Agenda.**

**(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

### [POD2023-00138](#)

Virginia Center Commons  
Hotels and Restaurants  
– 10101 Brook Road (U.S. Route  
1)

**Approved by Director on  
05/24/2023**

**Koontz Bryant Johnson Williams for Shamin VCC, LLC & VCC Partners, LLC, VCC Hotel, LLC, and County of Henrico:** 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 five-story approximately 74,303 square foot 114-unit hotel, a four-story approximately 85,135 square foot 111-unit hotel, a one-story 4,249 square foot restaurant with outdoor seating, and a one-story 5,877 square foot restaurant with outdoor seating. 6.39-acre site is located on the western line of Telegraph Road, approximately 1,500 feet north of JEB Stuart Parkway, on parcels 786-771-5053, 786-771-3914(part), 785-771-0111(part), and 785-771-7594(part). The zoning is B-3C Business District (Conditional) and FBA-O Form-Based Alternative Overlay District. County water and sewer. **(Fairfield)**

The applicant proposes to construct two new hotels and two restaurants to be located east of the former Virginia Center Commons mall site, within the mall loop road area, west of Telegraph Road and southeast of the Henrico Sports Complex and Convocation center currently under construction. The proposed hotels and restaurants are permitted within the base B-3 district zoning category. Elements of the adjacent Form Based Alternative Overlay district redevelopment will be continued along the southern perimeter of this site to provide continuity of the central east-west spine road design for the overall Virginia Center Commons subdistrict. This includes provision of dedicated sidewalks and bike lanes, as well as streetscape lighting and landscaping on both sides of the proposed street. The sidewalk will also continue along Telegraph Road for the site frontage. Appropriate lighting levels will be maintained in parking and pedestrian areas in accordance with the lighting ordinance, and fixtures provided consistent in style with adjacent redevelopment plans.

The proposed buildings will be finished in a variety of materials, including stone, cementitious board and paneling, EIFS accent panels, and various textures of fiber cement architectural wall paneling. Primary building colors will blend a variety of gray, beige, and brown tones complimented with minor accent features on each building. The Residence Inn hotel building will incorporate more blue tones into the gray and beige primary color scheme. Both restaurants contemplate outdoor seating and include a central pedestrian plaza element between the two buildings.

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 **C-113C-88** must be incorporated in this approval.

17. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
18. A concrete sidewalk meeting County standards must be provided along the western side of Telegraph Road.
19. 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.
20. 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.
21. The applicant, owner, or operator must meet with the Henrico County Police Division prior to issuance of the Final Certificate of Occupancy to ensure compliance with the approved CPTED Plan. The CPTED plan review must be completed by the Henrico County Police Division prior to construction plan approval.
22. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

**(Staff Report by: Aimee Crady)**

**(Applicant's Representative: Simon Mueller)**

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

**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 )**