

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 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

[POD2023-00255](#)

Sauer Industrial Center Phase
3 Building A
– 6380 Miller Road

E.D. Lewis & Associates, P.C. for Sauer Properties, Inc.: 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 single-story 208,320 square foot warehouse and associated infrastructure. The 15.71-acre portion of the overall 53.366-acre site is located on the southwest corner of the intersection of Seven Hills Boulevard and Miller Road, on parcel 816-704-5428(part). The zoning is M-1C Light Industrial District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the December Agenda

(Staff Report by: Spencer Norman)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2021-00032 and REZ2021-00033)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00422

Springhill Suites at Richmond
Airport
– 5252 Airport Square Lane

Approved by Director on
11/22/2023

Site Design Company for Khushal, 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 five-story hotel with 96 rooms, including parking improvements. The 3.73-acre site is located on the north line of Airport Square Lane, approximately 250 feet north of its intersection with Williamsburg Road (U.S. Route 60) within the Williamsburg Road Area Form-Based Alternative Overlay District, on part of parcel 818-714-9682. The zoning is B-3 Business District, AS-O Airport Safety Overlay District, and FBA-O Form-Based Alternative Overlay District. County water and sewer. **(Varina)**

The applicant proposes to construct a five-story hotel on Airport Square Lane, just north of Williamsburg Road. It is to be constructed on the southern portion of the parcel currently occupied by Fairfield Inn and Suites. The parcel will be subdivided to create individual parcels for each hotel.

Parking will be shared between the two hotels with the total provided to exceed the minimum required parking by code. Construction is to be phased, shifting the entrance to maintain adequate parking spaces available for the existing Fairfield Inn and Suites.

The first level on the front, sides and rear of the building is proposed to be finished with red brick veneer. The upper floors are proposed to be EIFS painted white and a dark blue. Both hotels will be compatible in terms of appearance.

The applicant has submitted a lighting plan that consists of full cut-off LED fixtures on 22.5-foot-tall poles. In addition to the pole lights, the building will also have wall sconces to provide additional detailing on the building.

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. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of any building permit application.
19. 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.

(Staff Report by: Todd Rigler)

(Applicant's Representative: Christopher Thompson)

(Applicable Rezoning Cases and PUPS: _____)

SITE PLAN AND LIGHTING PLAN

POD2022-00480

Sam's Xpress at 7411 West
Broad Street

**Approved by Director on
11/22/2023**

Eagle Engineering, Inc. for SXCW Properties II, LLC. and Sams Commercial Properties 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 single story 4,114 square foot car wash with associated vacuums, a 3,473 square foot vacuum canopy, a 3,510 square foot gas canopy, and associated infrastructure. The 2.18-acre site is located on the western line of W. Broad Street (U.S. Route 250), approximately 400 feet north of its intersection with Willard Road, on parcel 765-749-9512 and 766-748-0483(part). The zoning is M-1 Light Industrial District. County water and sewer. **(Tuckahoe)**

The applicant proposes to develop a vacant, unconditioned, M-1 zoned lot between the West Broad Landing condominium development and West Broad Street (U. S. Route 250) for a car wash, vacuums, and fuel pumps. The site is north of the previously approved Site Plan for Royal Farms convenience store with fuel pumps that was recently withdrawn.

The developer has submitted architecturals that incorporate materials and colors to be cohesive with the West Broad Landing development. The exterior materials of the car wash are glass, masonry, and EIFS in grey and neutral tones with red metal accents. There are various other architectural elements of the building to improve the façade such as glass windows and red trellises. The mechanical equipment for the car wash is located on the roof with the parapet providing appropriate screening. The vacuum and fuel canopies are red and white metal and incorporate stone dark grey brick on the columns that reflects the masonry in the condominium buildings.

A new internal road will be constructed from West Broad Street with a right-in, right-out entrance per requirements from VDOT for access management. The existing left turn lane within West Broad Street will be eliminated to deter motorists from crossing travel lanes entering the site from the westbound lanes.

To assist in screening and minimizing disturbances, a conceptual landscape plan was submitted showing a 50-foot Transitional Buffer and a 6-foot-high brick wall adjacent to the private drive aisle between the site and the West Broad Landing development. The wall will be located further east to allow for a greater volume of landscaping to be placed on the West Broad Landing side of the wall. Enhanced shrubbery has been located throughout the site to screen the vacuums from public view.

Code restricts mounting heights of lights within 100' of a Residential district to no higher than 15'. The submitted lighting plan meets this and all other lighting requirements.

Staff recommends approval subjects to the annotations on the plan, the standards 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. A plat for the widening of W. Broad Street (U. S. Route 250) 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 W. Broad Street (U. S. Route 250) 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 west side of W. Broad Street (U. S. Route 250).
21. 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.
22. 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.
23. 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.
24. Outside storage will not be permitted.

(Staff Report by: Kristin Smith)

(Applicant's Representative: Matthew Kirchner and Jeremy Roberts)

(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 December Agenda

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Claire Shirley)

(Applicable Rezoning Cases and PUPS: REZ2021-00057)

SITE PLAN AND LIGHTING PLAN

POD2023-00376

Dominion Club Tennis and
Pickle Ball Addition
– 6000 Dominion Club Drive

**Approved by Director on
11/22/2023**

CHA Consulting, Inc. for KSL Capital Partners: 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 one new tennis court without lighting and modify an existing tennis court into four pickle ball courts with lighting. The approximately 14,520 square foot portion of the 205.22-acre site is located at the terminus of the driveway to the Dominion Club Complex, approximately 280 feet north of its intersection with Dominion Club Drive in the existing Dominion Club recreation facility, on parcel 743-779-0623(part). The zoning is B-2C Business District (Conditional) and R-5C General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The current recreational facility has a clubhouse, golf course and driving range, nine tennis courts, and a swimming pool. Eight of those tennis courts are adjacent to a portion of the overall Wyndham residential development to the north known as Club Commons. The remaining tennis court is behind the row of existing courts, approximately 180' from the northern property line. The applicant is proposing to convert this tennis court to four pickleball courts, and to build a new tennis court in a currently unused portion of the site. The new tennis court will be located to the east of the existing eight tennis courts but set back approximately 34' from the property line.

This proposal also includes lighting of the pickleball courts utilizing existing, 25-foot high poles that will be relocated approximately six feet to provide adequate light spread. The new tennis court will not be lit.

Beginning in the Spring of 2023, the applicant has been in contact with the President, and some of the individual residents, of the Club Commons homeowner's association regarding this proposal. The submitted plans, including the location of the new tennis court, are in response to those concerns.

Staff have received comments from the Club Commons residents regarding concerns over drainage and noise. The Department of Public Works can recommend approval of the proposed plans, including how adequate drainage will be achieved. The applicant has attempted to address the noise concerns by purposely converting the existing tennis court that is furthest way from the residences. They have also examined the location of the new tennis court and it is purposely set back from the northern property line to provide sufficient space for additional plantings while also respecting the associated safety concern of the driving range to the south.

Staff have been in contact with the overall Wyndham Foundation about the proposal and their only comment is that the applicant needs to continue to work with the adjacent residents.

When the landscape plan is filed, the applicant has agreed to meet with staff and any concerned residents of Club Commons to discuss the plan in the field.

At this time, not all agency comments have been received on the revised plans in the agenda.

Should the director act on this request, 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.
- 15. All proffers and conditions approved as part of zoning case C-048C-90 and conditional use permit cases CUP2020-00016 must be incorporated in this approval.

(Staff Report by: Salim Chishti)

(Applicant's Representative: David Barlow)

(Applicable Rezoning Cases and PUPS: C-048C-90 and CUP2020-00016)