



R.J. Emerson, Jr., AICP
Director of Planning
(804) 501-4602

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 12, 2016

RE: Auto Parts Retail Store – 5915 W. Broad Street
POD2016-00034
Preliminary Plan Review

Dear Sir/Madam

The Planning Office has completed its review of the preliminary plans for the above referenced project and has the following comments:

1. Elevations and a floor plan will need to be submitted per the checklist on the POD application.
2. A 35-foot transitional buffer is required between B-3 zoning and Residential zoning.
3. A 10-foot transitional buffer is required between O-2 zoning and Residential zoning.
4. A 10-foot transitional buffer is required between O-2 zoning and B-3 zoning. Staff will request this plant material be distributed elsewhere on the property.
5. Setbacks for B zoning are 15 foot front yard, no sideyard and 40-foot rear yard. The measurements are taken from the property line, not the zoning line. The proposed building is not permitted in the O-2 zoned portion of the property, but parking is permitted.
6. It appears that the footprint of the proposed building is larger than you list on the drawing. Additional information is requested. Be advised parking is based on gross square footage of the building.
7. Landscape islands are required to be 9-feet wide.
8. Landscaping is not permitted in the right of way of Crestwood Ave. the parking layout will need to be revised.
9. Dumpster enclosures are required to be masonry and 8-feet tall.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for February 18, 2016. You may contact me at 804-501-4626 or gar44@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Greg Garrison, AICP
County Planner

