

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 4, 2019

Mr. Ryan Ritterskamp, P.E.
TIMMONS
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

RE: POD2019-00518
Autozone at John Rolfe Commons
Shopping Center
POD Plan Review Comments

Dear Mr. Ritterskamp:

The Planning Department has completed its review of the above-referenced plan, received February 8, 2019 and has the following comments:

1. Provide the number in the Re in the upper right-hand corner of the plan so it can be read when rolled. Another number will be assigned when the construction plan is submitted, and that number will also need to be added.
2. Please add the Planning Commission approval letter to the plan.
3. For site data note 7, put a 'C' after the B-2.
4. For site data note 12B, staff calculates that there will be 176,293 sqft of building in the shopping center.
5. Check site data note 12E.
6. Prepare site data note 16 for the site. It is provided for the shopping center twice. The canopy coverage requirement is 10% not 15%.
7. Label the 25' proffered and transitional buffer along John Rolfe Parkway.
8. The 25' landscape buffer for the shopping center was established in 2001 and cannot be graded into. Move the tree save back to @5' from the right-of-way as it appears to be at 20' now.
9. Provide tree save as necessary for the trees that run along the shopping center access road.
10. Dumpster screen is to be of architectural masonry to match the building, 8' tall with opaque gates.
11. Should the sidewalk that connects the into the site be adjusted so construction does not conflict with the existing tree?.
12. Proffers require all buildings on site to be built of the same material and architectural treatment. The shopping center is constructed out of red brick with tan ad hunter green accents. The architectural elevations submitted proposing painted smooth face CMU do not meet proffers.

March 4, 2019

Page 2

13. Lighting and landscaping for this development will need to be installed prior to issuance of a CO.

- a. The lighting within this shopping center is older so the new lighting will need adjusted to match the color 'tone'.

14. Additional comments pending comments from the other review agencies and a revised plan.

Planning cannot recommend approval of the plan until the grading within the buffer has been removed and revised elevations that meet the proffers have been submitted. The comments of Public Works Traffic Division must also be addressed before they can recommend approval to the Planning Commission. These items with revised plans and elevations must be submitted by March 14, 2019 to receive a positive recommendation in the agenda.

Please address these comments and the comments from the other review agencies and submit 9 sets of plans with the Plan of Development – Final Plans for signature. Plans for signature may not be submitted until Planning has received technical memos from all review agencies. Do not hesitate to contact me should you have any questions concerning these comments at gog@henrico.us or (804) 501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner