

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

February 15, 2022

6531 W. Broad Street
c/o Anil Patel
6627 W Broad Street, Ste 300
Henrico, VA 23230

Sekiv Solutions
c/o Stuart Little
14207 Pond Chase Place
Midlothian, VA 23113

RE: POD2022-00029
6531 West Broad Street - Phase 1
POD
Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received January 31, **2022**, and has the following comments:

- ❖ **POD Approval:** The following items must be addressed prior to approval of the plan and a positive recommendation to the Director of Planning.
- ❖ Elevations
 1. Color renderings are required. It appears that the location of the colors and materials proposed are different from what was approved with the re-zoning case and the PUP case, so clarification is required.
 2. The elevation facing W Broad and the Home Depot are different from what was approved with the re-zoning case and the PUP case. Please provide justification for this change and reduction in quality.
 3. There are two elevations labelled as southeast. Please correct.
 4. Add the wording from proffer #7 to the elevations and floorplans.
- ❖ L2.1 and L2.2
 1. Lights are required to provide illumination of the sidewalk and driveway to West Broad Street.
 2. The lighting of the sidewalk along West Broad Street is required.
 3. Per Section 24-5503, a minimum of 3.0 foot candles is required in parking spaces and sidewalk and pedestrian areas. Multiple areas are currently below this.

❖ **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of construction plans:

❖ General

1. Add the PUP approval letter and its documents to the plan set. See attached.
2. Open Space of 20% is required for this development. Sections 24-5203 and 5204 etc., Please demonstrate compliance.
3. Show the construction staging areas, including the location of office trailers. The trailer location can be amended with the building permit.
4. Bicycle parking is required. Section 24-5122. Please indicate location and details for the appearance of the structures to secure them. At least 1 space per 20 units is required.
5. Remove all references to the parcels being combined, that has already occurred.
6. Provide guidance on how loading and mail, package etc., delivery will occur.
 - Where will those vehicles park? Etc.,
7. Indicate all ground mounted HVAC and mechanical units.
 - Per Section 24.5311, all HVAC and mechanical units must be screened. Please review and revise the plans as necessary.
8. Ensure that all parking lots and associated drive aisles conform to Section 24-5312.
9. Ensure that this Phase and subsequent Phases conform to pedestrian cross access requirements under Section 24-5103. D.

❖ C0.0

1. Add POD2022-00029 in the upper right-hand corner.
2. Remove landscaping from the title. That will need to be a separate review submittal under the landscaping application.
3. Remove the landscaping sheets from this plan once the Director approves this submittal.
4. Add “- Phase 1” to the title.
5. Draw in the property lines for the subject parcels.

❖ Site Data

1. #1 - Owner is listed in Real Estate records as 6531 Broad LLC. Please revise the plans and the application to correct this.
2. #6 – Zoning is R-6C
3. #8A – Add POD2020-00187
4. #8C – Add REZ2021-00013
5. #8E – Add PUP2021-00004
6. #10A – Add a note that this is based on the findings of Table 1 from the parking study as indicated in PUP2021-00004.
7. #10E – 826 sq ft is required.
8. #13A – Add a line for the footprint of the building and provide that figure.

❖ C1.0

1. Indicate the re-zoning case number and the PUP number.
2. The setbacks have changed per the PUP. Please update all records, including labels and lines.
 - Front yard setback is 15'
 - Side yard setbacks are 15'
 - Rear setback is 25'
3. Remove internal Transitional Buffer note. That was removed when the re-zoning was approved.
4. Add wording of proffer #13 and #14.

❖ C2.2

1. Any updates to the dumpster enclosure or the maintenance building on the architectural plans need to be reflected in the civil plans.

❖ C4.0

1. Label the interior dimensions of the maintenance building, apartment building and the pool.
2. All updates on the setbacks as per my previous comments need to carry over to other sheets.
3. Label the distance from the building to the island to the south of the site, and from that island to the property line. Label driveway widths.
4. Per Section 24-5309, Foundation Plantings are required to be identified and located. Please revise the plan to accommodate their location.
5. Label the pool.
6. Provide details as to how the pool will be screened.
 - If fencing and or gates are proposed, please provide details.

❖ C4.1

1. All updates on the setbacks as per my previous comments need to carry over to other sheets.
2. Remove all ghost symbols.

❖ L1.0 and L1.1

1. The Transitional Buffer reference is now for a TB 25', not a TB 35' as before.
2. As per a previous comment, foundation plantings are required to be shown.

❖ L1.2

1. The proposed flowering plum needs to be installed at either 2 ½ in caliper OR 8' H to 10' H.

❖ L2.1 and L2.2

1. For future reference, maximum pole height for development in the R District adjacent to an R district is 15' H.

❖ L2.3

1. Confirm that all canopy lighting is flush with the canister that contains it.
2. All lighting must be full cut-off.

❖ See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for February 24, 2022 at 9:00 AM EST.

Revised plans and a written response to review comments must be received by COB, Friday, February 25, 2022, to be considered prior to preparation of the Director's agenda. These revised plans must address those indicated Planning comments, **and** those from the other review agencies. If this is not a feasible timetable, then please consider requesting that this case is discussed on the Director's Agenda in April.

You may contact me at 804-501-5290 and gre31@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Greulich", is positioned above the printed name.

Anthony Greulich
County Planner