



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 7, 2022

Mr. Andrew Browning, P.E.
Youngblood, Tyler and Associates
PO Box 517.
Mechanicsville, VA 23111

RE: Greenhouse, Section 1
POD2022-00047
SUB2022 -00015
Site Plan and Plat Comments

Dear Mr. Browning:

The Planning Department has completed its review of the referenced plans submitted February 4, 2022, and has the following comments:

1. Staff needs the following information to complete the review of the plan:
 - a. The buildable area has 8' side yards.
 - b. Also, all cul-de-sac lots need to show how the lot width is determined but there are no distances provided on the layout plan.
 - c. The proffered amenities per the rezoning are not shown on the plan. There are to be trails that, if possible, tie into the sidewalks, at least 1 gathering area (with gazebo or pavilion and amenities such as grill and tables, meeting area, play areas).
 - i. Asphalt trails are preferred due to durability and long-term maintenance costs.
 - ii. An all-weather surface access strip located within a 20' access easement from the R-o-w must be provided to the cemetery. The development must be separated by a fence 36-42" in height meeting the requirements of article 5, Division 5, fences, and walls. The cemetery must also be 20' from the nearest lot.
 - d. The road spite strip labeled as common area need to go into right of way and the plat resubmitted with that corrected.
2. Per proffer 9, the applicant will rezone the floodplain to C-1 prior to recordation of the plat. I recommend that the rezoning case is submitted as soon as the flood plain is determined/agreed upon.
3. The Site Plan approval and the final subdivision approval letters will need to be added when they become available.
4. Provide the proffered hours of construction on the coversheet.

5. Provide a note on the coversheet that all utilities will be underground.
6. Per the new zoning ordinance, the following items will need to be addressed:
 - a. 20% open space is required. See 24-52-4 for qualifying types of open space
7. 15% canopy coverage is required for the site. You can subtract the building footprint, parking in front of the garage, right-of-way dedication and areas underwater.
 - a. If saved trees are being credited, the trees/ canopy needs to be shown on the plan.
8. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. If this is not included, a separate temporary use permit application may be required in the future, which can be avoided if addressed with this plan. Staff advises this be shown conceptually in a location that will suit your client to avoid incurring additional cost and delay of construction.
9. Provide a tree protection plan to identify trees removed and trees protected in accordance with Section 24-5313, and be advised of provisions related to removal, and provision for mitigation if protected trees are removed.
10. Any trees to be removed during construction must be identified with the tree protection and demolition plans. Additional tree removal after approval of the construction plan will be subject to mitigation provisions of Section 24-5313.F, and/or an additional subsequent tree removal permit application, fee, and review to revise the tree protection plan.
 - a. Label the setback for the amenity structures. The setback from the R-O-W is 15' minimum or the height of the structure.
11. Provide the mail kiosk locations and construction details within the plan.
12. Show the locations of entrance features, if proposed.
13. Sign locations are not part of POD approval. We advise the applicant to contact the County Permit Center at 501-7280 with detailed sign information for further review.
14. Landscape Plan Comments:
 - a. A new zoning ordinance was adopted September 1, 2021, that added native species and plant diversity requirements:
 - i. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus (Section 24-5304.B.2). Please provide calculation showing this is met.
 - ii. A minimum of 35 percent of all plantings on a site must be native species (Section 24-5304.A.2). Provide calculations as necessary

Plat Comments

1. Please see the comments from Planning and Real Estate on the returned plat.

Please address these comments and the comments from the other review agencies and submit 9 sets of construction plan once you get comments from all review agencies with the miscellaneous subdivision application for resubmittal to obtain site plan approval. Should you have any questions concerning this letter, please contact me at gog@henrico.us or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner

CC: Luis Raqui & Isuardo Brocos
Miles Greenhouse Properties, LLC
G. Ray Clator and Virginia Claytor
RJM Land, LLC