

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

April 18, 2022

Ratchet Designs, LLC
c/o Cecil McNair, Jr, P.E.
7119 Stafford Park Drive
Moseley, VA 23120

RVA on Wheels
c/o Buck Ward
1301 E. Cary Street
Richmond, VA 23219

RE: POD2022-00168
RVA on Wheels Vehicle Storage at 6200
N Midview Road
Concept Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, April 1, 2022 and has the following comments:

1. The process for how this plan will be handled will be determined after all comments have been received and reviewed by Planning Staff. At the moment, it would appear that this would be processed through the submittal of a Site Plan (with Notice).
2. While the ZCL you received states that vehicle storage is a permitted use, staff needs to know what the use of the structure is on the property to determine if additional parking requirements need to be addressed. The results of this question may generate multiple, additional planning comments to be supplied after staff has had time to evaluate your response.
3. More information about what is going to be parked inside these sheds is required. Again, the result of this question may generate additional Planning comments.
 - a. What is the proposed parking used for?
 - b. What are the hours of operation?
 - c. How does the operation function? Are personal vehicles left in the shed and other vehicles stored in the shed are then taken out?
 - d. What will occur within the shed?
 - e. Will maintenance of the vehicles occur within the sheds?
4. Show all existing driveways that access the adjacent ROWs to examine for spacing conflicts.
5. B-3 zoning requires that the following setbacks are labelled and satisfied:
 - a. 15' front yard from all rights of way.
 - b. 40' rear yard from the adjacent R-3 lots.
 - c. Please also refer to the Neighborhood compatibility requirements under 24-5602 A
6. Provide architectural drawings of both sheds and all 4 sides.
 - a. Please also refer to the Neighborhood compatibility requirements under 24-5602 A

7. There are multiple sections of Code that you need to ensure have been examined, and items required have been addressed. Staff will review to ensure compliance. Please refer to the Henrico County Zoning Ordinance (<https://henrico.us/pdfs/countyattonerney/Chpt024Zoning.pdf>) and specifically these sections:
8. 24-4320.A – Commercial Parking lot.
9. 24-4323 – Vehicle sales and service if applicable.
10. 24-4328 – Contractors storage lot, if applicable.
11. 24-5104 A 2 – Provide 15' parking setback
 - a. Label shortest distance from the shed to the nearest property line in all 4 cardinal directions.
12. 24-5104 B, c) and d) – label distances to ensure compliance.
13. 24-5105 – Confirm material of the ground surface under the sheds.
14. 24-5106 – Area must be lighted, please submit a lighting plan in conformance with the lighting section, 24-5501.
15. 24-5106 D – Are these fleet parking areas? If so, then must comply with screening requirements.
16. 24-5108 B and C – Please review and confirm compliance.
17. 24-5201 – 10% Open Space is required. Please confirm compliance.
18. 24-5304 – 35% native species is required with the submitted landscape plan.
19. 24-5308 – 10% Tree Canopy required.
20. 24-5310 A and B – Transitional Buffer 35' is required between the subject site and the adjacent R-3 and A-1 zoned properties. Review the alternatives and state what is being proposed on the next submittal.
21. 24-5311 A 1 b and c result in 24-5311 B 1 and 2 being required to be addressed.
22. 24-5501 – Site lighting is required to be submitted, please review the section, and submit the required information on the next submittal.
23. 24-5602 A is applicable and towards the R-3 to the South. As a result, several other sections come into play that need to be addressed:
24. 24-5604 – Please examine height restrictions based on distances involved.
25. 24-5605 – Affects the appearance of the sheds.
26. 24-5607 – Limits operations standards.
27. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **April 21, 2022, at 1:00pm EST**. You may contact me at gre31@henrico.us or 804-501-5290 if you need any additional information prior to the meeting.

Sincerely,



Anthony Greulich
County Planner