

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

July 6, 2022

Cole Moody  
4343 Von Karman Ave, Suite 200  
Newport Beach, CA 92660

Katy Bourke, P.E.  
Kimley-Horn & Associates  
4525 Main Street, Suite 1000  
Virginia Beach VA 23462

RE:     POD2022-00339  
          Techpark Fueling Station  
          Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received June 16, 2022, and has the following comments:

1. The proposal requires approval of a site plan pursuant to Sec. 24-2315. Attached is the site plan application. Site plan submissions must include 13 sets of construction plans, four sets of architectural plans (equipment enclosure and fuel canopy), and a completed application. Please refer to the application for additional submission requirements.
2. Proffers of C-60C-97 apply (copy attached).
3. Pursuant to Proffer No. 5, at least forty percent (40%) of the area included in the original rezoning shall be maintained as open space.
4. Pursuant to Sec. 24-5311, provide an opaque method of visually screening of any above-ground equipment and non-public parking areas. The following may be acceptable options for screening:
  - a. A masonry wall to prevent visibility from the right-of-way or adjacent property lines.
  - b. An opaque fence with evergreen plantings provided together to create a visual wall to prevent visibility from adjacent property lines and right-of-way.
  - c. Evergreen plantings provided in such quantity and size to create an opaque vegetative wall to prevent visibility from adjacent property lines and right-of-way. An earthen berm may also be provided with evergreen plantings to achieve this screening.
5. Recommend shifting the proposed nonpublic parking area to the east to maximize visual screening with existing landscaping adjacent to Techpark Place.
6. Use specific standards of Sec. 24-4324 apply.
7. Provide masonry fuel pump canopy columns.
8. The following setbacks apply:
  - a. Front Yard – 25' feet
  - b. Side – 0' feet
  - c. Rear Yard – 30' feet
  - d. Max Height – 110' feet

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9. Per Sec. 24-5110, one (1) parking space per fueling station is required.
10. Specify the type of equipment to be installed in the "equipment compound."
11. Confirm if any servicing of vehicles will be performed in this location.
12. Confirm if an entrance to the newly subdivided parcel to the north of the subject site will be constructed with this development.
13. Within the construction plans, include a subdivision plat showing any newly proposed property lines. Alternatively, approval of the subdivision may be granted via submission of a Minor Subdivision after construction plans have been approved.
14. Within the construction plans, include a photometric plan with freestanding light fixture locations, footcandles, and manufacturer details.
15. Include a conceptual landscape plan with the site plan submission. Include proposed and existing landscaping location, species type, and quantity.
16. The site shall meet the minimum tree cover canopy requirements of Sec. 24-5308.
17. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for July 7, 2022, at 11:30 a.m. You may contact me at 804-501-4626 and nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in cursive script, reading "Spencer A. Norman".

Spencer A. Norman  
County Planner