



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 31, 2022

Mr. Allan Wiley
GBC Design Inc.
565 White Pond Drive
Akron, OH 44320

RE: POD2021-00426
Chick-fil-A - Nine Mile Road
POD Plan Comments

Dear Mr. Wiley:

The Planning Department has completed its review of the referenced plans submitted October 14, 2022, and has the following comments:

1. The standard POD cover sheet can be located here: <https://henrico.us/works/engineering-environmental-services/>
2. What is Planned for the stem part of the parcel? Currently the area is being used for illegal vehicle repair and storage (not by the current owners). Staff recommends that it is brought into conformance with required buffers and engineering design standards. The Chick-fil-A improvements seem to cut off, mid improvement, at the lease line.
 - i. The case may need to be heard by the Planning Commission if appropriate changes are not submitted or other scheduling for the area is not proposed.
3. There is a 15' setback from Nine Mile Road for the parking lot drive aisles and the proposed canopy.
 - i. A revised plan meeting the minimum setbacks will need to be submitted prior to Director's approval.
4. No more than 19 spaces in a row without an island to be planted with a tree is permitted. See the row to the west.
5. Provide the 10% open space calculation on the cover sheet.
6. Provide the adjacent owners, use and zoning for all adjacent properties as necessary on every sheet.
7. There are a lot of distances/ measurements that should be on the plan that just aren't provided....Distance from property line to fence, distance from fence to curb, building and patio measurements, width of landscape strips for a few
8. 24-hour uses are permitted within this zoning district. Please provide the hours of operation.
 - i. If 24 hours, the site will require a CPTED plan with the Division of Police.

9. Make the painted island on the ease side of the building to be raised landscape island or made into a pedestrian walkway.
10. Provide the dimensions for the proposed building and patio and other items on the plan. on the plan.
11. Clarify the 40' buffer strip delineation along the rear of the property.
 - i. With the new ordinance, the required buffer is only 25' which will be reduced to 9' with the continuation of the wall.
12. Provide the wall detail within the plan.
13. Clarify how people are going to get 'through' the site, to the building. From the western most parking row.
14. The railing fence should be wrapped around to prohibit walking into the drive aisle.
15. The sidewalk on the ease side of the building is required to be 5' wide.
16. The size of the restaurant with patio area kicks it over the minimum area to require a loading space and it cannot be within 50' of an R district.

Lighting Plan comments

1. The parking light levels are to be a maximum of 6 with a minimum of 3 footcandles.
2. Poles heights are limited to 15' on base 100' of the R district and may go to 25' including pole bases
3. Provide all light fixtures and pole details in the plan sheets.
4. All lighting must be on timer or photocell, limited to 15' tall within 100' of an R' district, then may be 25' in height, must be concealed source and must be cut down to security level by 11 pm or within 1 hour of closing. Provide notes on the plan as necessary.
5. Is lighting provided under the canopy or on the building Those fixture details will also need to be provided and footcandles added to the lighting plan.

Landscape Plan Comments

1. The landscaping plan will need to be removed from the construction plans prior to signature.
2. Provide perimeter parking area landscaping per Section 24-5312 consisting of a hedgerow of evergreen shrubs and two tree per 100 linear feet except where the transitional buffer is required
3. Code requires each parking space to be within 100' of a tree.
 - a. Trees are missing from within the parking lot with the future commercial building.
 - b. Islands with lights may need to be rearranged to fit a tree within the same island

Please address these comments and the comments from the other review agencies and submit 9 sets of revised construction plans with the Plans of Development-Plans for Signature application needs to be submitted for review. Plans for signature may not be submitted until tech memos have been received from all review agencies. 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: Chick-fil-A - Todd Williams
Rebkee Partners Nine Mile, LLC