



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 15, 2022

Justin Fournier
Balzer and Assoc, Inc
15871 City View Dr.,
Suite 200
Midlothian, VA 23113

RE: Azalea Place Townhomes
POD2022-00190
POD, Landscaping, Lighting &
Comments

Dear Mr. Fournier:

The Planning Department has completed its review of the referenced plans submitted October 28, 2022, and has the following comments:

Subdivision

1. A conditional subdivision with lot measurements will need to be submitted for Conditional review and approval prior to submitting the POD for review and Director's approval.

POD Plan Comments

1. The final subdivision approval and POD approval letters will need to be scanned in and added to the POD plan prior to approval.
2. 20% usable open space is required. Landscaping buffers can be credited towards the open space. 75% of the BMP can be credited towards the open space requirement if designed as an amenity.
3. Wetlands/ water dependent features cannot be credited towards usable acreage for density calculations. Revise as necessary.
4. For site data note 10B, only 2.10 spaces per unit is required.
 - A. No more than 19 parking spaces in a row are permitted without a landscape island.
5. Provide typical townhouse layouts showing the front and rear yard setbacks and the area of the garage access.
6. There is a 10' side yard setback at the ends of all rows of houses and between blocks (20' setback adjacent to access drives.....Label as necessary.
7. The units scale 20' and only single car front load garages were proffered are the rear load garages double loaded? Why are 2 parking spaces being shown on the front load end units?
8. Provide the mail kiosk accessibility detail construction details within the plan. Where is it proposed?

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.
 - A. 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.
 - B. This includes both front yard setbacks along Chamberlayne Road and Wilmer Avenue.
10. Show the location of a temporary/ work trailer on the E&S plan. If not approved with the POD.
11. Provide dimensions for the roads exclusive of parking, for all alleys. What's the distance from the property line along Wilmer and the lots.
12. Provide the trash enclosure details that are 8' tall constructed out of architectural masonry to match the building with opaque gates.
13. Clarify how Fashion Loop is to function. Is it a fire/ pedestrian path? How will regular vehicles be kept off the fire portion? Where's the turnaround for the northern portion.
14. Check to see if the road to lot 150 can be retracted a little with the driveway coming off the end.
15. The rear fences along Wilmer Avenue need to meet 15' setback to be taller than 3.5" (see Section 24-5303G and supplemental shrubs are required if the fence is within 20' of the r-o-w (See Section 24-5406).
16. Staff recommends providing a fence between the development and St. John's cemetery to the south.
17. All fencing shall have the 'good' side facing outward.
18. Provide the fencing and gate detail for the dog park. Dog park should be double gated to prohibit dogs from escaping.
19. Neighborhood Compatibility considerations
 - A. Off-street parking areas must be screened from adjacent single-family residential lots by an opaque fence or a fully opaque vegetative buffer at least ten feet wide in accordance with Sec. 24-5311, Screening.
 - B. Show that the dog park is 100' away from the R-3 zoning.
 - C. Confirm that façade transparency standards are met per section 24-5605.
20. Additional comments pending submission of a revised plan.

Landscape Plan Comments

1. Proposed and existing trees can count towards the 15% requirement, but the saved tree area will need to be shown on the plan.
2. Per the code, if 20 or more trees are required to be planted on a site, no more than 35% of the required trees can be of a single genus.
3. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.
4. 6' Peripheral parking lot landscape strip is required at 2 trees per 100' linear feet or fraction thereof with shrubs every 3.5' per the zoning ordinance.

Lighting Plan Comments

1. A lighting plan with photometrics, fixture and pole details need to be included in the POD submittal. Parking lot lighting and pedestrian pathways require lighting.
2. Lights are limited to 15' tall within the R districts.

Please address these comments and the comments from the other review agencies and submit 14 sets of construction plans with the Plans of Development – Plans for signature application. Subdivision plats should be submitted for a technical check once POD construction plans have been approved. 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: Darin Smouse – Stylecraft Homes.