

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

January 3, 2023

Maurice L. Naylon IV
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Richmond, VA 23230

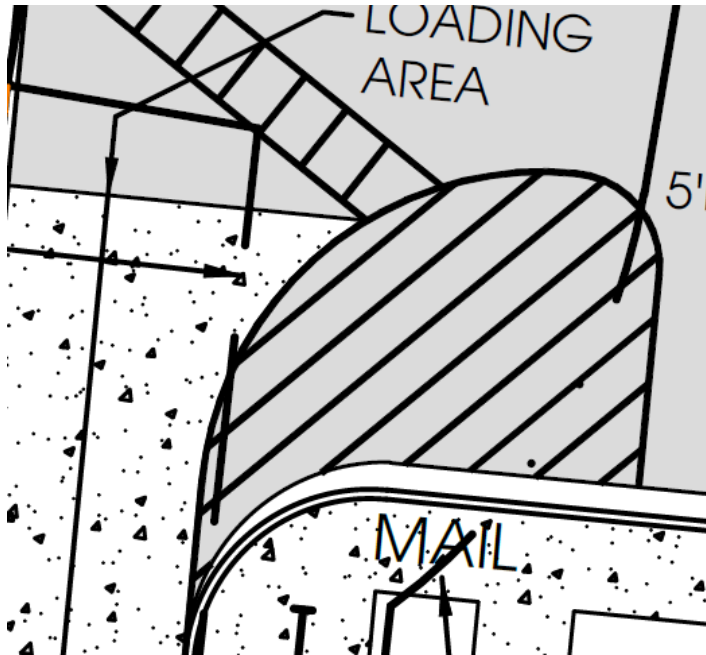
Sekiv Solutions
Attn: Stig Ownes
14207 Pond Chase Place
Midlothian, VA 23113

RE: POD2022-00639
 The Hillside
 Concept Plan Review Comments

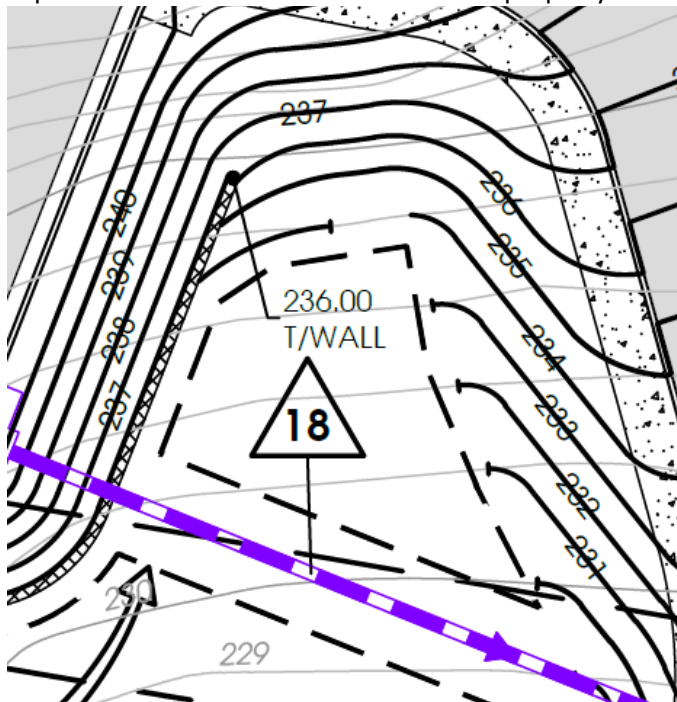
Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received **December 12, 2022** and has the following comments:

1. A Plat of Development was reviewed in approved under POD-34-92; however, it expired in 1993 and is no longer valid.
2. The next submittal should be Site Plan w/Notice. As per the application, a site lighting plan, conceptual landscape plan, and architectural, that depict dimensional, color and material information for all four sides of each type of unit, must be included in that submittal.
3. The current zoning for the sites is O-1C and R-6C, governed by the C-47C-91 proffers. (<https://henrico.us/pdfs/planning/proffers/1991/c-47c-91.pdf>)
4. Confirm the current and future use of the structure on the O-1C property under GPIN 750-746-3104
5. The elevations provided are generally similar to those shown to the Board member, Planning Commissioner, Director of Planning, and Comprehensive Planning Staff at the November 7th meeting.
 - a. More details will be required at time of the formal submittal, such as:
 - i. Side and Rear Elevations
 - ii. Building Height
 - b. After reviewing the elevations with more detail, further comments may be provided.
6. Provide setbacks from the R-3 property line to the apartments.
7. Provide adjoining property lines of surrounding developments to accurately review where the natural buffer is located to the north.
8. Staff recommends any fencing on the property to be made of a durable building material such as vinyl or Trex.
9. Is the dumpster to be shared between the office and apartments?
10. There are proposed structures located in wetlands and a stream.
11. The decks proposed on the Uphill Units are not permitted to encroach into the 25' setback as they are proposed higher than the floor of the building where the primary entrance is located (Section 24-8308).
12. The striped area shown below must be curbed and landscaped.



13. Explain the area shown below on the O-1 property. Is this a basin?



14. The proffered fence must be setback a minimum of 15' to the property line and have supplemental plantings between the fence and the property line. (Proffer #4) Staff suggests moving the fence internal to the site, outside of the natural buffer.
15. There is a proffered "planting screen" that must be provided along the northern property line of the O-1C parcel. (Proffer #7)
16. Provide percentage of brick on the apartment elevations (Proffer #8)
17. Any off-site work (easements or construction entrances) must have the permission of the applicable property owners.
 - a. These must be recorded prior to construction plan approval.
18. Sidewalk should be provided for the Uphill Units, between the driveways and the parking spaces.

- a. Any required parking spaces cannot utilize the sidewalk to achieve the required depth for an area to function as required parking i.e. the sidewalk must be outside of the parking space.
19. Architectural elevations:
 - a. Provide rear and side elevations.
 - b. Provide measurements for the decks, patios, stoops, and stairs.
 - c. Provide detail for the rear bump outs located on the ground floor of the Uphill Units.
 - d. What is the proposed building height of each type of unit i.e. Uphill and Downhill?
20. How steep is the proposed driveway into the site? Is it too steep for emergency service vehicles to navigate. Please confirm with the Fire and Police Departments.

Please refer to the following sections of the code:

1. Use Standards:
 - a. The R-6C site should conform with the Multifamily standards in Section 24-4306D
 - b. The O-1C site should conform to Section 24-4315
 - c. Accessory Recycling and Refuse Collection Area, Outdoor should conform to Section 24-4428
2. Provide cross Access/joint maintenance easements and agreements (Sec 24-5103C.2) for the Veterinary Hospital (750-746-1820), O-1C parcel (750-746-3104), and the R-6C (750-746-3624) parcel. This must be recorded and provided before construction plan approval.
3. Pedestrian cross access required by Section 24-5103D
 - a. Internal sidewalks do not connect to the Veterinary Hospital. Provide a crosswalk from the O-1C development or sidewalk along the western side of the access aisle to the Veterinary parcel.
4. All private roads must comply with Section 24-5105D
5. Section 24-5106 Off-Street Parking Lighting, Landscaping, and Screening (A-C)
6. Section 24-5109 Dimensional Standards for Parking Spaces and Aisles
 - a. The proposed drive aisles on the O-1 and R-6 sites are shown at 22', but are required to be a minimum of 24'
7. Section 24-5110 Minimum Number of Off-Street Parking Spaces
 - a. Multifamily 2 per dwelling unit (required 40)
 - b. Section 24-4306C.7 an additional 5% of the minimum required parking is required for recreational vehicles (2 spaces). However, a waiver can be applied for.
8. Section 24-5122B.5 Standards for required bicycle spaces.
 - a. Provide details.
9. Section 24-5124 Minimum Number of Off-Street Loading Berths
 - a. Given the number of units, no loading space is required
10. Section 24-5203 Amount of Open Space Required
 - a. For Residential Uses 20% open space is required.
 - b. For Office Uses 15% is required.
11. Section 24-5302 Landscape Plan will be required
12. Section 24-5304 General Planting Requirements
 - a. 35% of all plantings on site must be native species. Quantify this amount on the landscape plan.
 - b. Depending on the number of trees to be planted on the site, there are different percentages of allotments for those to be of a single genus.
13. Section 24-5308 Minimum Tree Cover
 - a. 15% Tree Cover is required
14. Section 24-5309 Foundation Landscaping

- a. Must be provided along the building perimeter facing public rights-of-way (3 per 10' of ROW)
- 15. Section 24-5310 Transitional Buffers
 - a. The multifamily development would be included under "Residential uses not elsewhere listed" due to the proposed density. Transitional buffers planted to the TB25 standard are required to the R-5 parcel to the north/east and R-3 parcel to the south.
 - b. The O-1C parcel would require a transitional buffer planted to the TB35 standard to the R-3 parcel to the east; however, as only a 15' landscape buffer is proffered it should be planted to the TB35 planting standard.
 - c. Section 5310-A.4 A transitional buffer is not required between uses, buildings, or lots developed under a common plan or operated under common management.
 - d. The following cannot encroach in transitional buffers:
 - i. BMP proposed on the R-6C site
 - ii. Loading area and dumpster
 - iii. Patios for the Downhill Units
- 16. Section 24-5311 Screening
 - a. HVAC units and the loading spaces must be screened.
 - b. Indicate locations of HVAC units.
- 17. Section 24-5312 Perimeter Landscaping
 - a. Section 24-5312 for parking areas not abutting public right of ways.
 - b. Section 24-5312D for interior parking lot landscaping requirements
- 18. Section 24-5313 Tree Protection Plan is required.
- 19. Section 24-5407 Retaining Walls
 - a. Provide top/bottom elevation for retaining walls.
 - b. Provide an architectural drawing of the retaining wall that depicts material and color information.
- 20. Refer to Division 5: Exterior Lighting and Crime Prevention for lighting requirements.
 - a. The R-6C and O-1C sites must be in compliance with this section.
- 21. Division 6: Neighborhood Compatibility
 - a. Neighborhood Compatibility standards are required regarding the R-3 property to the east/south. (Section 24-5602)
- 22. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. The construction trailer must meet setbacks. 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.
- 23. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **January 5, 2023 at 1030am**. You may contact me at 804-501-4604 and smi120@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Kristin Smith

Kristin Smith
County Planner