

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 17, 2023

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

RE: POD2021-00426
Chick-fil-A – Nine Mile Road
3rd POD Plan Comments

Dear Mr. Wiley:

The Planning Department has completed its review of the referenced plans submitted January 27, 2023, and has the following comments:

1. Revise the stem portion to include the drive aisle improvements for the development as discussed.
2. For site data note 5 provide the entire area for construction and provide the area for R-O-W dedication on Laburnum and the chick-fil-A site area with r-o-w dedication for Nine Mile Road.
3. Site data note 12, Break out the patio from the building area.
4. Repeat Comment - There are a lot of distances/ measurements that should be on the plan that just aren't provided, such as distance from property line to fence, distance from fence to curb, width of landscape strips, distances from building to nearest property line, etc. the area between the front and rear of the wall/ buffer.
5. Can you provide more detailed information pertaining to the loading area? Since you have designated a loading area in the drive aisle, will the trucks only be onsite during off peak or when the store is closed?

Landscaping Plan

6. The required transitional buffer is only 9', not 19'. The code has changed.
7. 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.
8. A percentage of 35% of plantings on the site must be native species. Delineate which material is native and provide the calculation as necessary.
9. The proposed parking lot canopy landscape area on the coversheet and sheet C-200 do not correspond to the landscape plan of 8,100 square feet of canopy coverage.
 - a. The landscape islands are where/ how the parking lot canopy is calculated.
10. The submitted landscaping plan indicated 8,691 square feet of tree canopy is required and 8,100 square feet is provided. This needs to be addressed because we wouldn't be able to approve a landscape plan that doesn't meet minimum requirements.
 - a. Each landscape island is required to have a tree and 2 shrubs. Staff sees 6 interior islands without trees and are all shrubs.
 - b. Shrubs planted at 24" tall at 3.5' on center are required in the western parking lot peripheral landscaping strip.

A lighting and photometric plan is required to be submitted to be approved with the construction plan. The parking light levels are 1-3 footcandles with 3-6 footcandles for exterior service windows.

1. Poles heights are limited to 15' on base 100' of the R district and may go to 25' including pole bases.
2. Provide all light fixtures and pole details in the plan sheets.
3. All lighting must be on timer or photocell, 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.
4. 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.

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. 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