

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

March 21, 2023

Mr. David Sacks  
Henrico Department of Community Revitalization  
4905 Dickens Road, Suite 200  
Henrico, VA 23230

RE: One Direction Motors  
POD2023-00097  
901 E. Laburnum Avenue  
Concept Plan Review Comments

Dear Mr. Sacks:

The Planning Department has completed its review of the above-referenced Concept Plan, received **March 3, 2023** and has the following comments:

1. Based on the layout provided, Site Plan approval by the Director of Planning is required. Refer to the POD/Site Plan Application checklist for application details/criteria available on the Planning Department's website here: [Plan of Development Application \(henrico.us\)](https://henrico.us/plan-of-development-application)
2. Site lighting must be included with the initial submission for Site Plan approval, as outlined in Chapter 24, Article 5, Division 5. The lighting plan must include a photometric plan with all proposed lighting fixture locations, fixture mounting heights, and fixture/pole mounting details.
3. The site is zoned M-1 Light Industrial District. Required setbacks would be 25 feet from all public rights of way and 30 feet for the rear yard. E. Laburnum Avenue would be considered the front yard. Please show setbacks on the plan. The proposed expansion of the existing building and the addition of the 576 square foot metal building located in the southeast corner need to meet the M-1 District's dimensional standards.
4. To determine minimum parking requirements, the uses on the site need to be clarified. If the auto repair use is strictly for vehicles that will be sold on site, then required parking would be calculated at 3 spaces per 1,000 square feet plus a total of 10 spaces for vehicles on display. If the auto repair use is offered to the general public, additional parking would be required. Add 2 parking spaces per service bay. See Table 5110.
5. Parking spaces would need to be setback at least 15 feet from public rights-of-way per Sec. 24-5104(A).
6. Per Sec. 24-4324(D) all vehicles for sale must be parked in an approved, paved parking space or vehicle display pad. A parking space must be provided for each vehicle for sale, in addition to the off-street parking spaces required in Article 5, Division 1, Access, Circulation, Off-Street Parking and loading.
7. Please refer to Sec. 24-5106 for standards regarding Off-Street Parking Lighting, Landscaping, and Screening.
8. Per Sec. 24-4324(A) temporary on-site storage of vehicles awaiting repair, service, or removal must be located in the side or rear of the principal structure and screened from view from any public right-of-way or Office District by a building or by an opaque fence or masonry wall in accordance with Article 5, Division 4, Fences and Walls.

9. A schematic landscape plan must be included with the construction plan. Plantings should meet the standards in Sec. 24-5304. The landscape plan shall include the following:
  - a. Fifteen percent (15%) minimum tree canopy coverage of the net site per Sec. 24- 5308.
  - b. Foundation plantings along the building perimeter facing public right-of-way are required per Sec. 24-5309.
  - c. A transitional buffer, TB 10, would be required along the western property line against the O-2 Office District per Sec. 24-5310. The transitional buffer width and/or plantings may be reduced per Table 5310C.
  - d. A continuous landscape strip no less than 10 feet in width between the parking lot and street is required per Sec. 24-5312(B).
  - e. A continuous landscape strip no less than 6 feet in width along the perimeters of parking areas abutting property lines is required per Sec. 24-5312(C).
  - f. Interior landscaping equal to at least five percent of the parking lot area is required per Sec. 24- 5312(D).
10. A Tree Protection Plan is required per Section 24-5313. Healthy trees with a diameter at breast height (DBH) of six inches or greater within any minimum required yard abutting a public street or transitional buffer should be saved or replaced.
11. Minimum open space of at least 15% of the site area is required per Sec. 5203. Other required landscape areas may be credited toward the open space requirement.
12. Provide a 5-foot-wide sidewalk and 4-foot-wide utility strip along E. Laburnum Avenue per Department of Public Work's Traffic Division requirements.
13. Department of Public Work's Traffic Division may also require removal of existing asphalt in right-of-way.
14. Provide screening material details for dumpster enclosure. See Section 24-4428.
15. 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.
16. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **March 23, 2023 at 10am**. You may contact me at 804-501-5486 or bla55@henrico.us if you need any additional information prior to the meeting.

Sincerely,

*Lisa Blankinship*

Lisa Blankinship  
County Planner