



R.J. Emerson, Jr., AICP  
Director of Planning  
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COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 26, 2023

Bomani Lee  
LKL Design Group, LLC  
20 Labrook Dr.  
Richmond, VA 23225

RE: 1501 Darbytown Road  
POD2023-00201  
Preliminary Plan Comments

Dear Mr. Lee:

The Planning Department has completed its review of the referenced plans submitted May 10, 2023, and has the following comments:

1. Staff needs more information as to what Solar VP is and where it would go on site. It would also need to meet the building setbacks. Accessory Solar energy equipment is a permitted accessory use.
2. Show the setbacks noted.
  - a. The front yard setback from Darbytown Road is 50' (35' + 15' MTP setback).
  - b. The side yards are 25' and the rear yard is 30'.
3. Show that parking of 2.1 per unit is provided.
4. There is a 25' setback for the parking lot from the r-o-w (Cannot be in 25' street side yard in R district), 6' from the rear property line
5. There is a 15% tree canopy requirement & 5% internal canopy requirement for parking lots.
6. There is a 20% open space requirement. Buffers and tot lots but not parking lot landscape islands count towards the requirement.
7. There is a 10' transitional buffer per the new code along Darbytown Road and on the per multifamily compatibility standards.
8. All HVAC/ mechanical equipment must be screened, and all new utilities must be underground.
9. The dumpster must be enclosed with 8' architectural masonry enclosure with opaque gates.
10. Identify on the Erosion and sediment control plans the anticipated location of any necessary construction or office trailers that will be needed during construction. 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.
11. Additional comments pending submission of a revised plan.

Lighting Plan

1. Lighting plan is required to be submitted with the POD. Pole heights are limited to 15' in the R district.
2. Lighting is to be full cut fixture/ night sky friendly.
3. Public sidewalks, private walkways and parking areas are to be lit minimum 1 maximum 3-foot candle average.
4. Indicate the location of any building mounted light fixtures and include cutsheet details on the lighting plan.

Please address these comments, the comments from the other review agencies and submit 13 sets of plans for review with the Plans of Development application marked for site plan. Should you have any questions concerning this letter, please contact me at [gog@henrico.us](mailto:gog@henrico.us) or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP  
County Planner

Cc: Matt Waring -