

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

June 14, 2023

Sekiv Solutions LLC
Attn: Stuart Little
1407 Pond Chase Place
Midlothian, VA 23113

Yellowstone Communities, LLC
Attn: Kyle Yeatman
1 Park West circle
Midlothian, VA 23112

RE: POD2023-00226
Staples Mill and Massie Road
Apartments
Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received May 26, 2023, and has the following comments:

1. This project would need to be submitted as a Site Plan with Notice. The subdivision would need to be vacated by the Board of Supervisors. Reach out to Real Property for more information regarding that process. This would need to be completed prior to construction plan approval.
2. The site is zoned R-5, with a minimum lot area of 12,000 square feet and a minimum lot width of 100'. The front yard setback is a minimum of 35', internal side yard of 25', street side yard of 25', and rear yard of 30'. The maximum density for multifamily in R-5 districts is 14.5 units per acre.
 - a. Confirm lot width at the front yard setback. No measurements were provided.
3. Based on the MTP classification of Staples Mill Road (major arterial), an additional 15' setback is required along Staples Mill Road (Section 24-3105D Table 3105).
 - a. This increased setback would apply to the building and the parking (Section 21-5104A.1).
4. The floorplans provided do not match the building footprint on the concept plan.
5. Refer to Sections 24-4306.C and 24-4428 for Multifamily and Accessory Recycling and Refuse use standards.
6. Section 24-5104-
 - a. A.1 Parking cannot be located in the required front yard or street side yard.
 - b. B.1(a) Entrance ways must be located a minimum of 12.5' from the property line. Any relief would need to be justified and the County Engineer and Planning Director both must be in agreement.
 - c. B.1(c) entrance ways must be located 25' from the intersection.
7. Section 24-5105D discusses multifamily developments.
8. No dimensions were provided for parking spaces or drive aisles. Section 24-5109 provides minimum dimensions for parking spaces and drive aisles.

9. Bicycle parking is required per Section 24-5122.
10. The parking basis is 2 spaces per apartment, plus additional parking for recreation vehicles (5% of the required parking) and a space for cluster box units (CBUs).
11. Multifamily developments are required to have a minimum of 20% open space
12. Residential developments are required to have a minimum of 15% tree cover.
13. Foundation plantings are required for the building sides that front on a public road (Massie and Staples Mill). Per Section 24-5309 that would be 3 shrubs per 10' of building frontage.
14. No definite acreage was provided, so it was not possible to determine density. If the density is 12 units per acre or less, no transitional buffer would be required between this development and the single-family homes to the west. However, if the density is greater than 12 units per acre, a transitional buffer planted to the TB25 standards would be required.
 - a. There are code permitted reductions in Section 24-5310 (Table 5310C)
 - b. If those won't work, you can submit an alternative landscaping plan with your submission. However, this must have Director approval and justification must be made as to why a reduction provided in the Zoning Ordinance is not being used.
 - c. Are you requesting relief from the width and/or the number of plantings required of the transitional buffer. Justification would be needed for either.
15. Is the 6' fence existing or proposed?
16. Where is the HVAC/mechanical units proposed? These will need to be screened per section 24-5311.
17. Where will the CBU be located? If inside the building, please disregard the parking space comment for CBU.
18. Parking lot perimeter landscaping must be provided per section 24-5312 B & C.
 - a. A minimum of 5% interior greenspace is required in the parking lot per section 24-5312D.1.
19. Neighborhood Compatibility standards would apply. Please refer to Division 6.
 - a. Where would the balconies be located? Per Section 5605A.1, they should be located towards Staples Mill Road.
 - b. Is there another location for the dumpster?
 - c. Building height would be limited to 45' in height per Section 5604.
20. See additional comments from other review agencies.

As requested, there will not be a Staff Developer meeting. You may contact me at 804-501-4604 and smi120@henrico.us if you need any additional information.

Sincerely,

Kristin Smith

Kristin Smith
County Planner