

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

August 7, 2023

Mr. Marshall Agee, P.E.  
VHB  
115 South 15<sup>th</sup> Street – Suite 200  
Richmond, VA 23219

RE:     POD2023-00206  
          Helios  
          5701 Chamberlayne Road  
          2<sup>nd</sup> POD Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received July 19, 2023, and has the following comments:

1. The plan must be revised to show proper stacking and turnaround for the proposed Chamberlayne Road gated entrance per Traffic's comments prior to Director's approval.
2. Verify that the apartment elevations meet the 30% minimum are brick or stone prior to Director's approval.
3. FYI...Another case number will be assigned upon the next full submittal after POD and that number will also need to be included.
4. The Director's approval letter will need to be included in the plan when it is available.
5. Indicate lighting plans are included in the title as previously requested.
6. For site data note 15, staff was mistaken. With the new zoning ordinance, 20% open space is required for residential uses. Provide the provided open space area. Buffers and amenity areas count towards the open space requirement but not landscape islands.
7. Provide the hours of construction (proffer 9) & that all new utilities will be underground (code) including the solar array (PUP condition 13).
8. Provide the hours of dumpster service and parking lot cleaning on the coversheet (proffer 12).
9. As previously requested, replace the proffers in the plan with the signed approval letter.
10. As previously requested, Clarify, or correct that the site is accessed from Chamberlayne Road (access) and not Chamberlayne Road (Rt 301) on sheets as necessary.
11. Provide a tree protection plan to identify trees removed and trees protected in accordance with Section 24-5313, and be advised of provisions related to removal, and provision for mitigation if protected trees are removed. The area in reference is the front yard of the project or 35' from the Chamberlayne Road ultimate edge of right-of-way.
12. Per proffer 19, the applicant will rezone the floodplain to C-1 prior to recordation of the plat. I recommend that the rezoning case is submitted as soon as the flood plain is determined/ agreed upon.
13. Bike parking is required at 1 space per 40 units. Show the calculations details in the plan.
14. Clarify where 6' vinyl coated chain link and where the 6' decorative fence is going on the layout plan.
15. Staff cannot find the opaque solar field fencing within the plan Per proffer 10All.

16. The 6' chain link detail shows a fabric backing. Fabric is not permitted as a fence material in the zoning ordinance per 24-5405.B.2
17. Provide the location and screening method of the HVAC/ mechanical equipment.
18. Provide the screening methods for the water and gas meters.
19. Dumpster enclosures are to be a minimum of 8' tall with opaque gates. The sides of the dumpster screen are to be architectural masonry to match the building. Provide the details within the plans.
20. Location of solar array storage batteries and other associated equipment not shown on plans.
21. See additional comments (attached) from other review agencies.

Landscape plan comments:

1. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus (Section 24-5304.B.2). Please provide specific information showing this is met.
2. A minimum of 35 percent of all plantings on a site must be native species (Section 24-5304.A.2). Provide calculations as necessary and delineate which plants meet the requirement.
3. Parking areas that don't have a transitional buffer and are not next to R-O-W must provide 2 - 2.5" caliper trees every 100' linear feet. Adjacent to R-O-W required 2.5 - 2.5" caliper trees per 100 linear feet.
4. Evergreen shrubs at least 24" in height with a mature height of at least 36" planted 3.5' on center except where greater distance is necessary to accommodate the 2 or 2.5 trees per 100' (per requirement). Check that the northern parking lot edge meets that requirement.
5. Clarify what the disturbed areas are going to be covered with. Sod or seeding?
6. The landscape plan will need to be removed from the construction plan prior to signature.

Lighting plan comments:

1. Provide the min, max and average footcandles of the parking lot and the public walkways along Chamberlayne and Crenshaw Roads

Please address these comments and the comments from the other review agencies and submit 9 sets of plans with the Plan of Development and Site Plan - Plans for Signature application marked for first submission. Plans for signature may not be submitted until technical memos have been received from all review agencies. You may contact me at 804-501-5159 or [gog@henrico.us](mailto:gog@henrico.us) if you need any additional information prior to the meeting.

Sincerely,

Christina L. Goggin, AICP  
County Planner

Cc: Spyrock Retail Estate Group