

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

August 21, 2023

Phu Nguyen
7601 Hungary Ridge Terrace
Glen Allen VA 23060

RE: POD2023-00033
 The Glades
 Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received August 1, 2023, and has the following comments:

1. The conditions of PUP2021-00010 and proffers of REZ2021-00026 apply to any use of the property. Condition No. 11 of PUP2021-00010 requires an outdoor vending area to be shown on a Plan of Development. A copy of PUP2021-00010 and REZ2021-00026 are attached.
2. Any Plan of Development (POD) submission must include the requisite number of floor plans, architectural elevations, construction plans, and lighting and landscape plans included on the POD application (copy attached).
3. Any use of the property must be in accordance with the standards of the Innsbrook Urban Design Guidelines. A copy of the applicable Guidelines are included with the attached copy of REZ2021-00026.
4. Per Proffer No. 2, any buildings on the site must be in general conformance with the architectural themes displayed in the Urban Design Guidelines.
5. Per Proffer No. 6, any POD must include a lighting plan, streetscape plan, landscape plan, and pedestrian connection plan. Any POD submittal must be accompanied by approval of the Innsbrook Architectural Design Committee.
6. Per Proffer No. 8, any amplified outdoor music shall end by 10:00 pm, Sunday through Thursday; by 11 pm, Friday and Saturday, and by 12:00 midnight on federally recognized holidays.
7. Provide a pedestrian connection to the site in accordance with the Innsbrook Urban Design Guidelines. Such connection must connect the site to the nearest public sidewalk. Pedestrian connections must be a minimum six (6') feet in width and lit with an average of 1 to 3 footcandles per Sec. 24-5503.
8. Any area where pedestrians would routinely walk must be lit by average 1 to 3 footcandles.
9. Site lighting should not exceed a total height of 14' feet and consist of fixture types consistent with the Innsbrook UMU Guidelines.
10. Unless improved to be permanent buildings, storage containers may not be located on a site for a continuous period exceeding 30 days per Sec. 24-4511. Storage containers must not exceed 160 square feet or 8.5' feet in height.
11. One (1) parking space per every 150 square feet of gross floor area must be provided. Gross floor area includes any dining, kitchen, office area, or other area associated with the restaurant/dining

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use. Per Sec. 24-5116, up to 50 percent of required parking spaces may be located on an adjacent parcel provided parking demands do not overlap. Shared parking may be calculated using the methodology provided in Sec. 24-5113.B. Please refer to Sections 24-5114 thru 5121 for required parking reduction strategies.

12. Include dumpster locations and enclosure details on the construction plans of the POD submittal. Enclosures must be a minimum eight feet (8') in height and consist of masonry screening.
13. Provide parking lot landscaping per Sec. 24-5312. Parking lots must also be screened from view any public right-of-way. The minimum planting area width for screen landscaping must be at least 10' feet in width.
14. Per Sec. 24-5311, any HVAC / mechanical equipment must be screened from view by architecturally integrated building materials, opaque walls or fences of approved design which are compatible with the principal buildings.
15. Show improvements associated with POD2021-00092 on the POD submittal. Please ensure no conflicts would be present with these approved improvements.
16. See additional comments from other review agencies.

You may contact me at 804-501-4626 nor020@henrico.us if you need any additional information or have any questions.

Sincerely,



Spencer A. Norman
County Planner

pc: Highwood Properties – Attn: Jane DuFrane