

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

September 29, 2023

RK&K
Malachi Mills, P.E.
2100 E. Cary Street, Suite 309
Richmond, Virginia 23223

RE: POD2023-00406
 Dabney XII and XIV
 Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received **September 13, 2023**, and has the following comments:

1. The Property is zoned M-2, General Industrial District and is not subject to any proffered rezoning conditions. Principal uses permitted in the M-2 District include the proposed uses of office, sales, other than alternate lending institutions, and warehouse.
2. The Property is in the Westwood Redevelopment Overlay District boundaries and subject to Sec 24-3708 of the Zoning Ordinance of Henrico County.
3. The Planning Commission approved POD2014-00096 to construct two, one-story office-warehouses on the Property. Architectural plans, POD2014-00160 were subsequently approved by the Planning Commission.
4. Parking requirements will be calculated based on the ratio of space dedicated to office, warehouse, or sales. Please provide these calculations in future plans submitted. (24-5110)
5. 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.
6. Vehicular and pedestrian circulation must be provided between new development or redevelopment and adjacent properties unless otherwise approved by the Planning Director due to design considerations such as environmental features, steep topography, or utility conflicts. Copies of cross-access agreements must be provided at the request of the Planning Director. (24-3708.E(1)) "Alternate Dabney 12 Layout" would satisfy this requirement.
7. Sidewalks must be provided along all public streets contiguous to new development or redevelopment. Sidewalks on the opposite side of the street from the development or redevelopment will not satisfy this requirement. (24-3708.E(2))
8. All service and mechanical areas (generator, HVAC) located are to be on the plan and screening included or noted to be provided with landscape plan. (Sec. 24-5311)
9. All refuse enclosures must meet design standards in Sec. 24-5311 and shown on plans. Provide elevations that include height and materials.

10. Required open space that meets or exceeds the minimum in Table 5203: Required Open Space must be provided. For this project the minimum amount of open space required is 15%.
11. Site lighting requirements can be found in Chapter 24, Article 5, Division 5: Exterior Lighting and Crime Prevention.
12. A continuous landscape strip no less than ten (10) feet in width between the parking lot and the property line along any side that is abutting public right-of-way. (24-5312.B(1))
13. A continuous landscape strip no less than six (6) feet in width between the parking lot and the property line along any side that is not abutting public right-of-way. (24-5312.C(1))
14. Landscape and Tree Protection requirements can be found in Chapter 24, Article 5, Division 3: Landscaping and Tree Protection.
15. Submit details of security fencing. (24-5405.B)
16. See additional comments from other review agencies.

At the time of submission, the Planning Department has not yet received comments from all other agencies.

Please address these comments and the comments from the other review agencies and submit nine (9) sets of construction plans that include lighting, tree protection and conceptual landscaping plans along with four (4) sets of architectural plans, including floor plans and a Plan of Development and Site Plan application indicating Minor Site Plan submission.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for October 5, 2023, at 1:00 PM. You may contact me at 804-501-4646 and rig020@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Todd Rigler". The signature is fluid and cursive, with the first name "R." and last name "Rigler" clearly distinguishable.

R. Todd Rigler
County Planner