

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

October 16, 2023

Bohler Engineering  
Attn: Stuart Sheffield, PE  
9100 Arboretum Pkwy, Suite 140  
Richmond, VA 23236

RE: POD2023-00444  
Zan's Refuse  
Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received **September 28, 2023**, and has the following comments:

1. A POD application and all required documents will be required.
2. A lighting plan will be required as part of the POD submission.
3. A tree protection plan will be required as part of the POD plan.
4. A landscape plan will be required after POD approval. A conceptual landscape plan can be submitted with the POD application, but it will not be approved with the POD.
5. The outdoor storage area is part of the principal use of the parcel therefore the area is greater than 15,000 square feet, therefore the transitional buffer along Bickerstaff Road across from the R-3 district is 50'. (24-5310 Table 5310A: Buffer Type Assignment)
  - a. The building cannot be within the transitional buffer.
6. Review the neighborhood compatibility requirements to make sure they are complied with. (Division 6)
7. The correct parking calculations for a storage warehouse is 5.0 plus 0.3 per 1000 square feet over 3000 square feet of storage area. (For example, 5 spaces plus 0.3 spaces x 9 (9000/1000) square feet equals  $5 + 2.7 = 7.7 = 8$  required parking spaces). Are the extra spaces for truck drivers?
  - a. If the warehouse is used as a publicly accessible mini warehouse or self storage or a distribution warehouse then the parking formula will be different. (24-5110 Table 24-5110: Minimum Number of Off-Street Parking Spaces)

Warehouse and Freight Movement	Cold storage plant	2.0 per 1,000 sf
	Mini-warehouse	0.5 per 1,000 sf rentable storage area
	Outdoor storage (as a principal use)	2.0 per 1,000 sf office area
	Self-service storage facility	4.0 per 1,000 sf office area plus 1 for each 50 rental units
	Truck or freight terminal	2.0 per 1,000 sf
	Warehouse (distribution)	2.0 per 1,000 sf office area
	Warehouse (storage)	5.0 plus 0.3 per 1,000 sf over 3,000 sf storage area

Table 5310A: Buffer Type Assignment						
Proposed Use (1, 2)	Adjacent Controlled Access Road or Zoning District <sup>[3]</sup>					
	Controlled- Access Road	A-1, R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-4A	R-5A, R-5, R-6, RTH	CMU, O-1, O-2, O-3, O/S	B-1, B-2, B-3	M-1, M-2, M-3
Single-family or duplex dwelling	See Sec. 19-3202.B and Sec. 24-3105.D					
Household Living uses not elsewhere listed, 12 du/ac or less; Agricultural uses	See Sec. 24-3105.D and Sec. 24-4306.G	Transitional Buffer 10				
Residential uses not elsewhere listed; Mixed-use development; Community Services, Day Care, Educational Facilities, and Parks and Open Areas uses	Transitional Buffer 35	Transitional Buffer 25	Transitional Buffer 25			
Public, Civic, and Institutional uses not elsewhere listed; Commercial and Industrial uses 15,000 sf or less	Transitional Buffer 35	Transitional Buffer 35	Transitional Buffer 25	Transitional Buffer 10		
Commercial and Industrial uses greater than 15,000 sf	Transitional Buffer 35	Transitional Buffer 50	Transitional Buffer 50	Transitional Buffer 35	Transitional Buffer 25	

## NOTES:

[1] du/ac = dwelling units per acre; sf = square feet of gross floor area; shaded cell = transitional buffer not required

[2] Where proposed development includes more than one use or use category, it will be assigned the use or category requiring the largest transitional buffer, unless the Planning Director determines it should be assigned another of the proposed uses or categories because of physical conditions or the proposed arrangement of the uses on the site.

[3] When adjacent to a Planned Development district, the column for Adjacent Zoning District will be determined based on the base zoning district that mostly closely matches the type of development existing or proposed for the planned development adjacent to the site.

8. What will the 10' x 20' dumpster parking spaces be used for? Will they be accessible to the public? Will they be for storing dumpsters while not in use at their ultimate destination?
9. Are there loading bays in the rear of the building?
10. Elevations and floor plans will be required with the POD. Color is preferred.
11. Minimum tree cover in M-2 district is 10%. Credit is given for preserved trees.
12. Outdoor storage areas must be screened from public view at ground level both on and off premises with opaque wall or fence or buildings.(24-5311 Screening).
13. See additional comments from other review agencies.

After addressing these comments and those from other agencies, a formal submittal of a plan can be made using a **Plan of Development Application**. You can find more information about the process at <https://henrico.us/planning/planning-commission-pod-subdivisions/pod-sub/>

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **10/19/23 at 10AM**. You may contact me at 804-501-5323 or by email at chi061@henrico.us if you need any additional information prior to the meeting.

Bohler Engineering, Attn: Stuart Sheffield, PE

October 16, 2023

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Sincerely,

A handwritten signature in blue ink that reads "Salim Chishti, ASLA". The signature is written in a cursive style.

**Salim Chishti, ASLA**

County Planner II

pc:     Pruitt Properties, Inc  
          2415 Grenoble Road  
          Henrico, VA 23294-3709