

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



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

November 20, 2023

9177 W Broad Street, LLC  
25450 Pleasant Valley Rd  
Chantilly, VA 20152

Bohler Engineering  
ATTN: Brian Miller, P.E.  
9100 Arboretum Parkway, Suite 140  
Richmond, VA 23239

RE:     POD2023-00484  
          Moore Subaru  
          Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received October 31, 2023, and has the following comments:

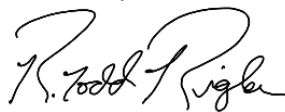
1. Include all required elements from the site plan application checklist.
2. Proffers from Zoning Cases C-50C-81 and C-054C-83 apply to the parcel. Include proffers and conditions from previous approvals in the plans.
3. Any new development listed below involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development must provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 5124: Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths.
4. Vehicle Sales and Service Uses that receive vehicles shipped on car carrier trailers that accommodate multiple vehicles (e.g., Automobile Sales uses) must ensure there is sufficient loading area to accommodate the loading and unloading of all such vehicles without impeding a public right-of-way. (24-5124.B)
5. A Transitional Buffer 50 is required along the rear lot line adjacent to the R-5 zoning district. (24-5310)
6. Along the perimeter of a parking lot that does not abut a public right-of-way, except along driveway openings or other openings where impractical or where a transitional buffer is required by Sec. 24-5310, Transitional Buffers, a continuous landscape strip no less than six feet in width must be provided.
7. 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.

8. An updated lighting plan to create the average horizontal illuminance values between the minimum and maximum levels listed must be included in the submission. Include an updated photometric plan, new and existing fixture locations, fixture mounting heights, fixtures, and pole details and manufacture cut-sheets. (24-5503)
9. Four (4) sets of Architectural Plans, including floor plans with elevations showing construction material for all exterior surfaces, structure height, dimensions, and number of stories, and information on the color scheme. Floor plans with use of interior building spaces, access points, and loading areas labeled and dimensioned and fire protection systems (sprinklers, alarms, standpipes).
10. Include conceptual landscape plans showing location and materials of screening devices. The landscaping plan must show all property and right-of-way lines, easements, existing and proposed buildings, vehicular storage areas, parking lots, recycling and refuse containers, and similar features and the location, size, and description of all existing and proposed landscaping materials and tree cover. (24-5301)
11. All developments requiring approval of a site plan or construction plan must provide the minimum tree cover in Table 5308A: Tree Cover Requirements. The B-3 district requires 10% tree cover.
12. Include an updated parking schedule showing required and provided spaces. (24-5310)
13. Show setbacks to nearest property lines for all new structures.
14. See additional comments from other review agencies.

After incorporating these comments, a formal submittal of a plan can be made using a Site Plan Application. An electronic copy of all supporting documents is required to be submitted and uploaded through the Build Henrico Customer Portal, <https://build.henrico.us>. More information can be found at <https://henrico.us/build/about/planning-development/>.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for November 22, 2023, at 9:30AM. 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