



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 4, 2023

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

Monte Lewis, P.E.
E.D. Lewis and Associates, P.C.
2116 Spencer Road
Richmond, VA 23230

RE: POD2023-00493
Wrighthaven Square Apartments at Libbie
Mill Midtown
Original POD

Sir:

The Planning Department has reviewed the above-referenced plans received November 3, 2023, and has the following comments: **Items in Section A require revised plans and a written response to the comments, and must be addressed prior to POD approval by the Director of Planning.**

Section A:

Architectural plans:

- 1) Unit square footage and bedroom count ratios in accordance with Proffer 16 of REZ2022-00012 need to accompany the formal POD submittal.
- 2) The submitted plans present material finishes permitted by the zoning approval and pattern book, however, the building design departs from pattern book images and the adjacent previously approved residential development and is not readily compatible. Suggestions for modifications were provided at time of concept plan review. Upon review with the Brookland Supervisor, the elevations provided are not acceptable.

General and Layout:

- 3) A revised parking analysis needs to be provided with this submittal, as the plan provides fewer parking spaces than required by the proposed units.
- 4) The maintenance building area will not be a suitable location for the compactor area for all-hours general access by residents. While the transitional buffer alternative selected to reduce the width may be suitable for location of the maintenance building, the compactor and recycling depot at this location are not in keeping with the spirit and intent of neighborhood compatibility standards, which require such areas serving multifamily development to be located as far from adjacent single family residences to the maximum extent practicable (24-5306.C).
- 5) The maintenance building should have just one driveway cut from the parking drive aisle, or may be designed for service doors to access directly onto the drive aisle. Consider alternatives in the attached sketches to remedy the situation.
- 6) The landscape strip between the sidewalk and parking lot needs to be adjusted to meet the minimum 10-foot width in southeast of building 13.
- 7) Staff and the Board member have been contacted by multiple residents in Libbie Mill concerned about the delay of provision of a playground. Staff suggest the applicant provide some playground equipment in the open space at the junction of Brewery Lane, Spencer Road, and Coopers Walk Lane.

- 8) The layout series sheets have building labels illegible due to the conflict among text (building number, stories, unit count, phase labels) and the floor plan, which does not need to be visible on these sheets. Remove the interior building floor plan information.
- 9) As it appears there may be phase 2 labels on some buildings, provide information on what the intent and purpose of the phasing will be.
- 10) Update the layout plan area northwest of building 4, it appears the curb return from the road (Lehigh) being removed is still in the layout. Show ultimate curb location only here.

Landscape plan:

- 11) Trees are missing from the following islands. Where utilities conflicts exist, shift items, enlarge islands, or provide closest area compensating for the island tree to be evaluated:
 - a. Island adjacent to southeast corner of the clubhouse building pad.
 - b. Island adjacent to northwest corner of Building 8.
 - c. Island adjacent to southwest corner of Building 6.
 - d. Island midway north of Buildings 6 and 7.
 - e. Island east of Building 4.
 - f. Island midway between/southwest of buildings 1 and 2.
 - g. Island southwest of Building 13.
 - h. Tree wells are empty on the plan along the south line of Distillers Lane just east of Libbie Avenue.

In the future construction plan submittal VIA BUILD HENRICO, address the following:

- 12) Why does the pool fence jog in different locations? Is it designed with site specific constraints or features in mind, or placed from another prototype and need to be fine-tuned?
- 13) Is it intentional for the pool chemical building to access outward only? Should there be there be another fence opening?
- 14) Provide a fence detail for the pool area fence barrier.
- 15) Bays of parking north of buildings 10 and 11 are mislabeled – these should be bays of 13 and 18 spaces, unless the intent was to shift the landscape island to a more central location.
- 16) A gap between the striping and the nearest curb location in the bay of 100 spaces north of Building 6. The striping could be shifted and the island at the opposite end enlarged
- 17) Show the trees in tree wells as existing north of existing townhouse units facing Coopers Walk Lane on sheet L104.
- 18) Sixteen spaces will fit south of Building 13.
- 19) If the final landscape plan is to be included in the construction plan sets, include the complete plant list in the construction plan submittal.
- 20) As the construction plan application and set will be submitted through Build Henrico, be advised, all plan components will need to be included with the submittal electronically, so please coordinate among consultants accordingly. See online resources for new application signature sheets and checklists.

Sketches on the following sheet correspond to items above:

PARHAM AND HUNGARY SPRING ROADS / P.O. BOX 90775 / RICHMOND, VIRGINIA 23273

7175 or cra094@henrico.us if you need additional information prior to the meeting.

Sincerely,

Aimee B. Crady, AICP
County Planner

Pc. Midtown Land Partners, LLC
Cite Design