

REZ-2026-101745

Cornerstone Midlothian, LLC



Report Drafted October 1, 2026

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.

Upcoming Public Hearing:

Board of Supervisors (October 13, 2026)

Planning Commission Recommendation:

Approval (September 10, 2026)

Planning Staff Position:

Support

Magisterial District: Varina

Site Acreage & Location:

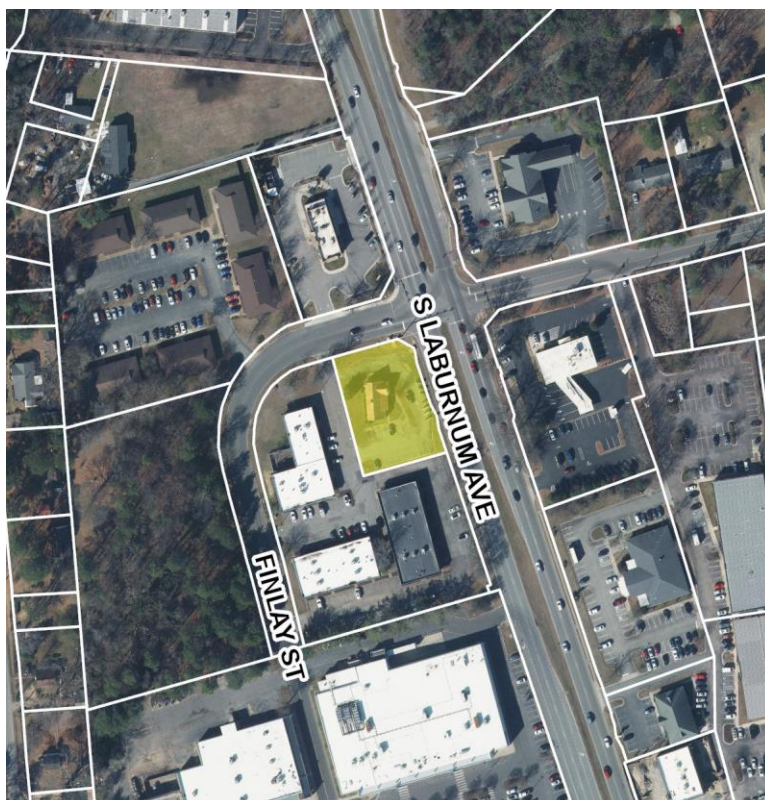
0.59 acres located at the southwest intersection of S. Laburnum Avenue and Finlay Street

Parcel GPIN(s):

815-715-8232

Applicant (Representative):

Kimberly M. Lacy

**Proposed Use/Request:**

Rezone to B-2C, Business District (Conditional), to allow a drive-through coffee shop

Existing Zoning:

- O-2, Office District

2045 Future Land Use Designation(s):

- Office
- Airport Safety Overlay District

I. Executive Summary

This is a request to rezone approximately 0.59 acres from O-2, Office District, to B-2C to allow a drive-through coffee shop (7-Brew). The site is located at the southwest intersection of S. Laburnum Avenue and Finlay Street. The applicant has also submitted a companion provisional use permit request, PUP-2026-101746, for extended hours of operation to allow the business to open at 5:30 am rather than 6 am as allowed by-right in the B-2 district. The site is currently a 1,608 square foot granite showroom; however, the proposed development would remove the existing structure and construct a 510 square foot drive-through coffee shop.

The 2045 Comprehensive Plan recommends Office for the subject parcel. Although the proposed use is not consistent with this designation, a drive-through coffee shop would be consistent with the drive-through restaurant (Zaxby's) to the north and the proffers provide assurances regarding site improvements, operations, and landscaping which would reduce potential impacts on adjacent uses. Possible traffic impacts as a result of long queue lanes may affect adjacent businesses; however, the Department of Public Works has not raised concerns at this time. For these reasons, staff supports this request.

At their September 10th meeting, the Planning Commission recommended approval of this request.

II. Proposal Details

The subject site consists of 0.59 acres and is an outparcel in the Laburnum Square Office Park. The applicant proposes to conditionally rezone the parcel from O-2 to B-2C to allow a drive-through coffee shop (7-Brew). The site is located at the southwest intersection of S. Laburnum Avenue and Finlay Street.

The applicant proposes demolishing the existing 1,600 square foot building, which was previously an East Coast Granite storeroom, and constructing a 510 square foot drive-through coffee shop. A 276 square foot exterior cooler is shown between the proposed building and drive-through lanes. The proffered conceptual plan shows access via an internal road from Finlay Street with dual drive-through lanes. A convenience seating area, measuring approximately 330 square feet, with a walk-up window is located on the northern side of the proposed building. No inside seating is shown on the plan. In addition to landscaping improvements along the property's frontages on S. Laburnum Avenue and Finlay Street, the applicant has proffered sidewalks along both roadways.

The applicant has submitted a companion provisional use permit, PUP-2026-101746, to allow for extended hours of operation in the morning. If granted, the business would operate from 5:30 am to 11 pm rather than 6 am to midnight as allowed by-right in the B-2 district.

Summary of Proposed Proffers:

Uses – A list of prohibited uses has been included. Additionally, any drive-through would not be permitted to sell alcohol or recreational substances.

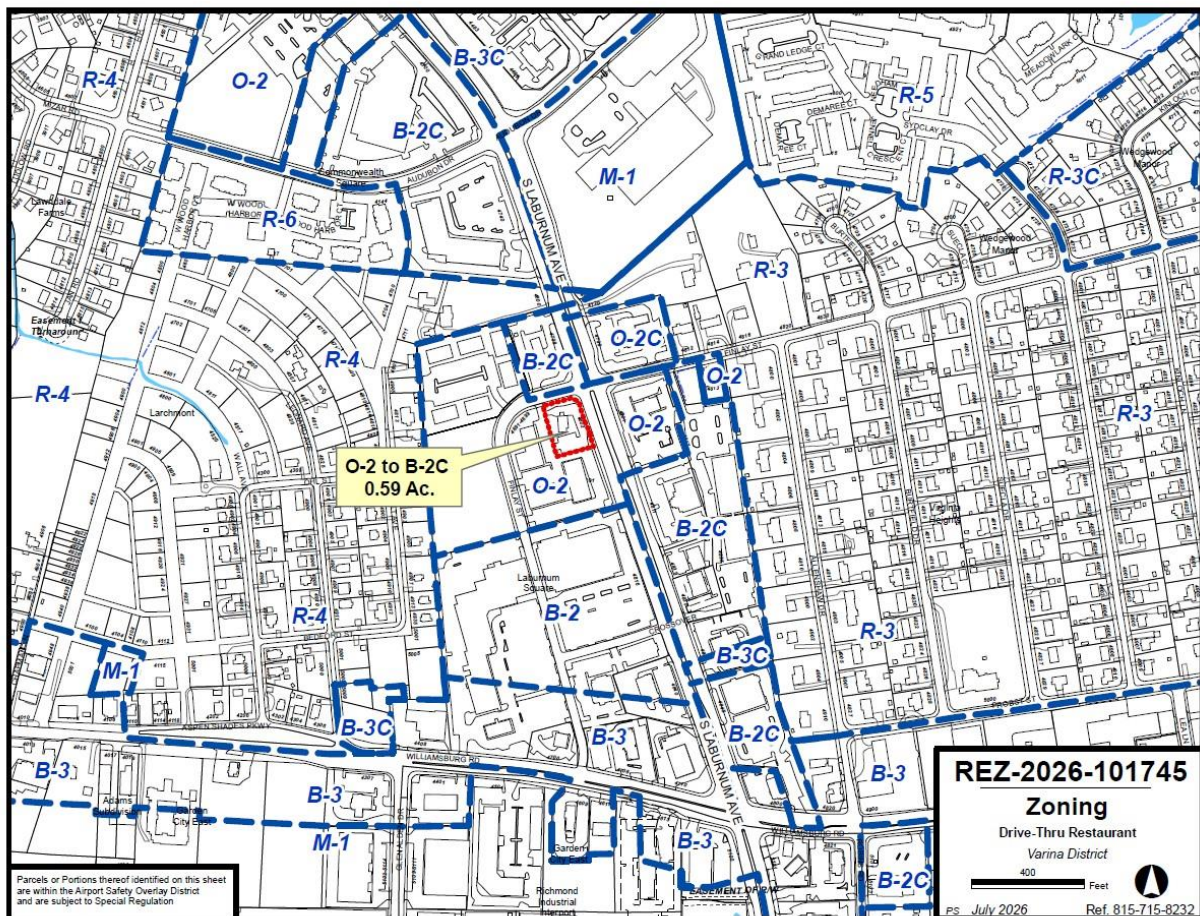
Sidewalk – A sidewalk would be provided along S. Laburnum Avenue and Finlay Street.

Buffers and Landscaping – Enhanced landscaping along Finlay Street to include four (4) trees per 100' of road frontage within ten (10) feet of property line. Four (4) evergreen shrubs

Other – Conceptual plan, building height, building elevations and materials, rooftop equipment, underground utilities, freestanding signage, severance.

III. Surrounding Properties & Comprehensive Plan

Surrounding Properties		
	Existing Land Use	Zoning
North	Zaxby's drive-through restaurant	B-2C
South	Laburnum Square Office Park	O-2
East	Bank of America	O-2
West	Laburnum Square Office Park	O-2

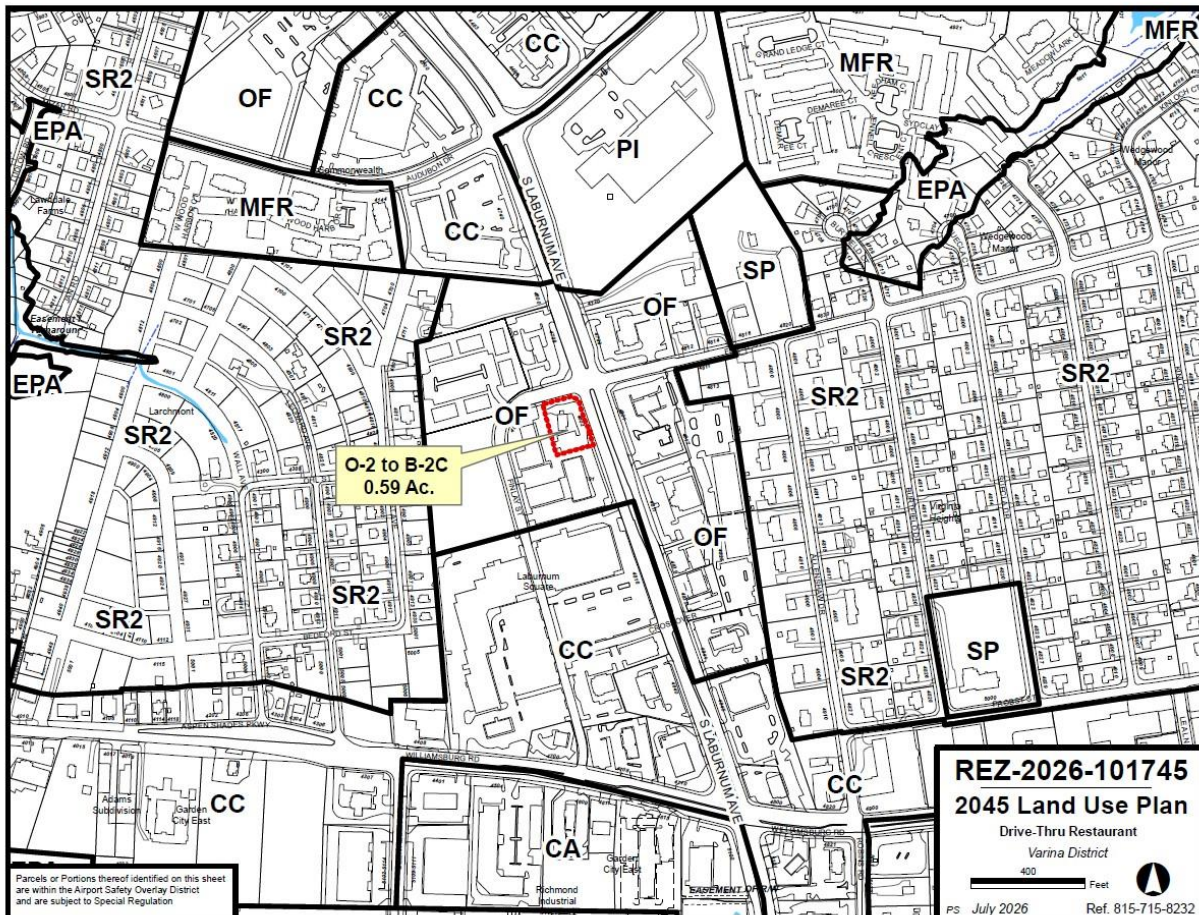


Existing Zoning Districts of the Subject Site and Surrounding Areas

Recommended Future Land Use(s) of Subject Site

Office

Office areas are intended to accommodate development of individual properties or include a business park form of development. A variety of office types are permitted at varying intensities and sizes.



Future Land Use Designations of of the Subject Site and Surrounding Areas

IV. Consistency with Comprehensive Plan & Evaluation of the Request

Topic	Open Issue(s)
Consistency with Comprehensive Plan	No
Site Design & Compatibility	No
Transportation Infrastructure	No
Schools	No
Natural Resources & Environment (Water, Soil, Vegetation, Wildlife, Sustainability)	No
Recreation & Cultural / Historic Resources	No
Public Safety (Police & Fire)	No
Public Utilities (Water & Sewer)	No
Community Revitalization	No
Libraries	No

Consistency with Comprehensive Plan

The Comprehensive Plan recommends Office for the subject parcel. Although this request is not consistent with this designation, this use could be a reasonable deviation from the plan's recommendation with the quality assurances provided in the proffers and the previously approved rezoning to the north for a drive-through restaurant.

This request is most consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan:

- Office/Commercial Policy 2: Strongly encourage the redevelopment of existing office/commercial areas which have become less competitive or obsolete due to market changes. Redevelopment should be encouraged to better utilize existing public infrastructure, prevent vacancies, and continue providing commercial services to established neighborhoods in the county.
- General Land Use Strategy 5-3: Balance uses for a healthy development mix.

Site Design & Compatibility

The applicant has submitted proffers addressing the conceptual plan, building elevations and materials, prohibited uses, buffers and landscaping, and sidewalks. The dumpster enclosure is shown on the western portion of the site near the Finaly Street access. Sidewalks are proffered along S. Laburnum Avenue and Finlay Street. Additionally, due to the site's size, traffic impacts as a result of long queue lanes may be possible which may impact adjacent businesses including a childcare center to the west. At this time, however, the Department of Public Works Traffic Engineering division has not noted any concerns regarding the queue lanes.

Recommendation:

The recycling or refuse collection area must not impede or adversely affect vehicular or pedestrian circulation per Section 24-4428. Given the demand of the proposed use and its proximity to access off of Finlay Street, relocation of the dumpster during the Plan of Development process is encouraged.

Transportation Infrastructure (Car / Pedestrian / Bicycle)

The following is the approximate number of new trips expected by the proposed development of 510 SF – Coffee/Donut Shop with Drive-Through (ITE Code 938): Total weekday trips = 179 (Total), 90

(Entry), 89 (Exit). Proffer a 5' sidewalk along the Property's frontages on S. Laburnum Avenue and Finlay Street.

Schools

Henrico County Public Schools had no comments as this rezoning case does not propose any residential impacts.

Natural Resources & Environment

Water & Soil

Public Works (Design Division) reviewed this case and provided the following comments:

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2,500 sq ft will require an Environmental Compliance Plan.
- The site is located within a 50/10 detention area and must comply with applicable regulations.
- The site must comply with applicable stormwater quality and quantity requirements.

Other Recommendations:

- Use permeable pavement for portions of the parking lot and drive-through lanes shown in the conceptual plan to reduce runoff volume.
- Retain pre-development vegetation wherever feasible and supplement with deep rooted species particularly along S. Laburnum Avenue and Finlay Street.
- Place narrow bioretention or infiltration strips along the outer drive-through loop to capture runoff, reduce heat, and decrease stormwater pollutant load.

Vegetation & Wildlife

The site is currently developed with limited landscaping. Plantable edges are shown in the concept plan along S. Laburnum Avenue and Finlay Street. The proposed use may benefit from additional measures to protect the natural resources of this site such as:

- Expand tree canopy coverage throughout the parking row and adjacent to the drive-through queue areas, walk-up window and seating area using native, species suitable for high heat, high traffic environments.
- Incorporate pollinator friendly plantings near pedestrian entrances and queue areas.
- Enhance proffered buffers with layered evergreen vegetation along both street frontages.
- Add vegetative screening around the trash enclosure and HVAC pads.
- Employ shrubs and multi-layered plantings to reduce noise, improve visual quality, and help with air-quality filtration.
- Add landscape islands with soil volumes sized for long term canopy growth.

Sustainability & Resilience

To better address environmental changes and support long term ecological health, the proposed rezoning may benefit from additional sustainability measures such as:

- Design primary roof to be solar ready.
- Provide bicycle parking in visible, well-lit locations near the pick-up window and seating area.
- Use light colored paving and reflective materials in queue lanes, drive aisles, and other areas exposed to direct sun.
- Use shielded, energy efficient fixtures for extended hours of operation to minimize light spillover.

Recreation & Cultural / Historic Resources

Recreation and Parks stated no park or recreation facilities, historical, archeological or battlefield impact.

Public Safety

Division of Police –The Division of Police have no comments.

Division of Fire –The Division of Fire have no comments.

Public Utilities (Water & Sewer)

The Department of Public Utilities stated the property is served with water and sewer.

Community Revitalization

Community Revitalization have no comments.

Libraries

Libraries have no comments.

V. Conditional Zoning Decision Standards

The advisability of a conditional zoning is a matter committed to the legislative discretion of the Board of Supervisors. In determining whether to adopt or disapprove a conditional zoning the Board of Supervisors may consider many factors consistent with the Code of Virginia, including whether and to what extent the proposed amendment:

Factor for Consideration	Proposal Meets
Is consistent with the goals and policies of the comprehensive plan and other applicable County adopted plans and planning documents.	Yes
Fulfills any other appropriate land use or zoning purposes or any other relevant purpose permitted by law.	Yes
Is not in conflict with any provision of this Ordinance, the County Code, and the Code of Virginia.	Yes
Is required by the public necessity, convenience, general welfare, or good zoning practice.	Yes

VI. Case Chronology

Event	Date	Notes
Planning Commission Hearing	September 10, 2026	Recommended for Approval
Board of Supervisors Hearing	October 13, 2026	Pending



Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775

Phone (804) 501-4602

Facsimile (804) 501-4379

☒ Original

☐ Amended

Rezoning Case No. REZ-2026-101745

Magisterial District VARINA

Pursuant to Section 24-2304 of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Andrew M. Golin
Signature of Owner or Applicant / Print Name

8/24/2026
Date

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

REZ-2026-101745

August 24, 2026

1. **Concept Plan.** The Property will be developed in general conformance with the concept plan attached hereto as "PROPOSED DEVELOPMENT 4802 S. LABURNUM AVE RICHMOND, VA 23231", dated August 24, 2026, and prepared by BL Companies (the "Concept Plan"), which is conceptual in nature and may vary in massing, height, elevations, design, layout, and other details shown therein. The specific design, general layout, and other details may vary from the Concept Plan as required for the final plan approval, engineering reasons, design compliance with governmental regulations or as approved by the Director of Planning.

2. **Building Elevations and Materials.** The building design and exterior building materials for a 7 Brew shall be in general conformance with the architectural design and exterior building materials shown on the elevations entitled "EXTERIOR ELEVATIONS A-4 and A-5, HENRICO COUNTY, VA 4802 S LABURNUM AVENUE RICHMOND, VIRGINIA 23231", prepared by MT STUDIO and dated July 6, 2026, or as otherwise approved at the time of plan of development review.

3. **Building Height.** No new building shall exceed 35 feet in height.

4. **Rooftop Equipment.** Rooftop heating and air conditioning equipment shall be screened from public view at ground level at the property lines by means of parapets or other architectural features.



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.co.henrico.va.us/planning>

Mailing Address: Planning Department, P.O. Box 90775; Henrico, VA 23273-0775

Phone (804) 501-4602

Facsimile (804) 501-4379

5. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and any utility lines crossing wetlands, if any, all new utility lines must be underground.

6. **Uses.** Uses permitted on the Property will be limited to those uses permitted in the B-2 District, provided, the following uses will not be permitted in any circumstances:

- a. adult uses as defined by Section 24-8405 of the Henrico County Zoning Ordinance including adult video stores;
- b. automotive filling or service stations including towing service;
- c. flea markets;
- d. gun shop sales or repair;
- e. hotels, motels, motor lodges, or tourist homes;
- f. theaters;
- g. bowling alleys;
- h. skating rinks (ice-skating and roller skating);
- i. swimming pools;
- j. tennis courts;
- k. off track betting;
- l. electronic video game rooms;
- m. bingo halls;
- n. archery ranges;
- o. self-service storage facilities;
- p. car wash (automatic or otherwise);
- q. billiard hall;
- r. model racing tracks;
- s. funeral home mortuary and/or undertaking establishments;
- t. grocery store in excess of 30,000 square feet;
- u. a recycling collection facility;
- v. accessory dwellings;
- w. on-site dry cleaning;



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.co.henrico.va.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775

Phone (804) 501-4602

Facsimile (804) 501-4379

- x. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Section 6.2-2100 et seq. and 6.2-1800 et seq. of the Code of Virginia in effect as of the date of the approval of these proffers (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code Sections);
- y. establishments whose primary business is the making of motor vehicle title loans as defined and regulated by Section 6.2-2200 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections); and
- z. Any drive through will not be permitted to sell alcohol or recreational substances.

7. **Freestanding Signage.** Any freestanding signs shall be ground-mounted, monolithic-type signs, shall not exceed ten (10) feet in height as measured from the grade of the base of the sign and shall be externally lit employing ground-mounted floodlight or spotlight-type fixtures directed toward such signs and away from public rights-of-way. The existing monument sign on South Laburnum Ave to remain and be reused if approved at the time of plan of development review.

8. **Sidewalks.** Subject to obtaining all required governmental approvals and permits, a sidewalk shall be provided along South Laburnum Avenue and Finlay Street, and shall be constructed to current County road standards and specifications for sidewalks.



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.co.henrico.va.us/planning>

Mailing Address: Planning Department, P.O. Box 90775; Henrico, VA 23273-0775

Phone (804) 501-4602

Facsimile (804) 501-4379

9. **Buffers and Landscaping.**

- a. **Buffer (Finlay Street).** Enhanced landscaping along Finlay Street shall be installed to provide the following streetscape: four (4) trees per 100' of road frontage within ten (10) feet of property line. Four (4) evergreen shrubs shall be planted in close proximity to the base of each tree, except adjacent to any parking spaces, where a continuous planting of shrubs shall be installed. These shrubs shall be regularly trimmed for appearance and height not to exceed three and one-half (3.5) feet.
- b. **Buffer (South Laburnum Avenue).** Enhanced landscaping along South Laburnum Avenue shall be installed to provide the following streetscape: four (4) trees per 100' of road frontage within five (5) feet of the proposed sidewalk. Four (4) evergreen shrubs shall be planted in close proximity to the base of each tree, except adjacent to any parking spaces, where a continuous planting of shrubs shall be installed between the trees. These shrubs shall be regularly trimmed for appearance and height not to exceed three and one-half (3.5) feet.

11. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, will not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Aug 14, 2026 2:56pm Richmond G:\082502195\Richmond, VA - S. Laburnum Ave\SK2502195-03.dwg
Layout: SK-3 - 4802 S Laburnum Ave - Richmond, VA

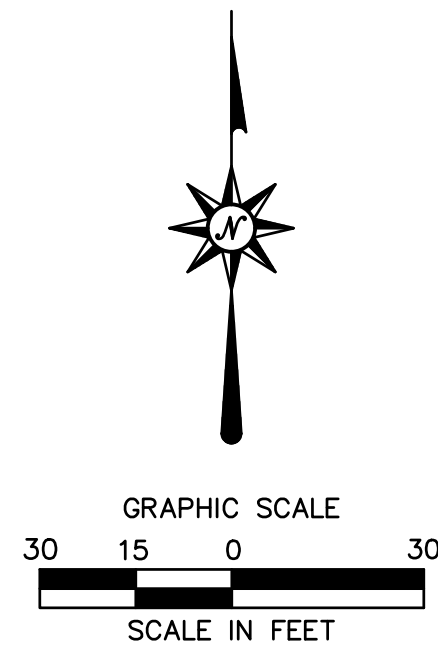


ZONING INFORMATION				
LOCATION: RICHMOND, VA, HENRICO COUNTY				
ZONE: CURRENT ZONING O-2 (OFFICE DISTRICT) REZONE TO B-2 (BUSINESS DISTRICT)				
USE: RESTAURANT WITH DRIVE THRU (NOT PERMITTED WITH THE CURRENT ZONING)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±25,265 S.F. (±0.58 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	110 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	309 FEET	NO
4	MINIMUM FRONT SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY	60 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY 0 FEET IF INTERIOR SIDE YARD	67 FEET	NO
6	MINIMUM REAR SETBACK	40 FEET IF IF THE ADJOINING PROPERTY IS LOCATED IN A RESIDENTIAL DISTRICT. THIS REQUIREMENT MUST BE MET IN THE REAR YARD; OTHERWISE, THE MINIMUM REAR YARD REQUIREMENT MAY BE SATISFIED IN EITHER THE REAR YARD OR AN INTERIOR SIDE YARD.	25 FEET	NO
7	MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET	NO
8	MAXIMUM BUILDING COVERAGE	TBD	2 PERCENT	NO

1. 15% OPEN SPACE REQUIRED FROM TOTAL LOT AREA (±23 PERCENT OPEN SPACES PROVIDED).

PARKING INFORMATION				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	510 S.F.	NO
2	PARKING REQUIRED	RESTAURANT, DRIVE-THRU: 10 SPACES PER EVERY 1000 S.F. OF GROSS FLOOR AREA INCLUDING OUTDOOR DINING AREA TOTAL REQUIRED = 10	11 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE PER 25 PARKING SPACES	1 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY FOR 90° 18 FEET - 1-WAY FOR 60°	24 FEET - 2-WAY 18 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	15 FEET	15 FEET	NO
7	MINIMUM SIDE SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY 0 FEET IF INTERIOR SIDE YARD	5 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	0 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	ANY PARKING LOT WITH 6 OR MORE PARKING SPACES MUST PROVIDE INTERIOR LANDSCAPING, INCLUDING PARKING ISLANDS. EVERY PARKING SPACE MUST BE WITHIN 100 FEET OF A CANOPY TREE -5% OF PARKING AREA LANDSCAPED MAX 19 SPACES PER ROW 10% SITE TREE COVER 9 FEET MINIMUM WIDTH FOR LANDSCAPE ISLAND MINIMUM 1 CANOPY TREE AND 2 SHRUBS PER ISLAND	COMPLY	NO

- GENERAL NOTES**
- THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
 - WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
 - A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.



Architecture
Engineering
Environmental
Land Surveying

355 Research Parkway
Menden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED DEVELOPMENT
4802 S. LABURNUM AVE
RICHMOND, VA 23231

REVISIONS
No. Date Desc.

Designed J.S.D.
Drawn J.S.D.
Reviewed J.S.D.
Scale 1"=30'
Project No. 2502195
Date 08/17/2026
CAD File SK2502195-03

Title
SKETCH
PLAN

Sheet No.
SK-3

Xref(s): X2502195-01

Site: 02_2026 10:47am jelleaden G:\08252026\2502195\Richmond_VA - S. Laburnum Ave\SK2502195-04.dwg
Layout: SK-4.1 - 4802 S. Laburnum Ave - Richmond, VA



ZONING INFORMATION

LOCATION: RICHMOND, VA, HENRICO COUNTY				
ZONE: CURRENT ZONING O-2 (OFFICE DISTRICT) REZONE TO B-2 (BUSINESS DISTRICT)				
USE: RESTAURANT WITH DRIVE THRU (NOT PERMITTED WITH THE CURRENT ZONING)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±25,265 S.F. (±0.58 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	110 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	309 FEET	NO
4	MINIMUM FRONT SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY	60 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY 0 FEET IF INTERIOR SIDE YARD	67 FEET	NO
6	MINIMUM REAR SETBACK	40 FEET IF IF THE ADJOINING PROPERTY IS LOCATED IN A RESIDENTIAL DISTRICT, THIS REQUIREMENT MUST BE MET IN THE REAR YARD; OTHERWISE, THE MINIMUM REAR YARD REQUIREMENT MAY BE SATISFIED IN EITHER THE REAR YARD OR AN INTERIOR SIDE YARD.	25 FEET	NO
7	MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET	NO
8	MAXIMUM BUILDING COVERAGE	TBD	2 PERCENT	NO

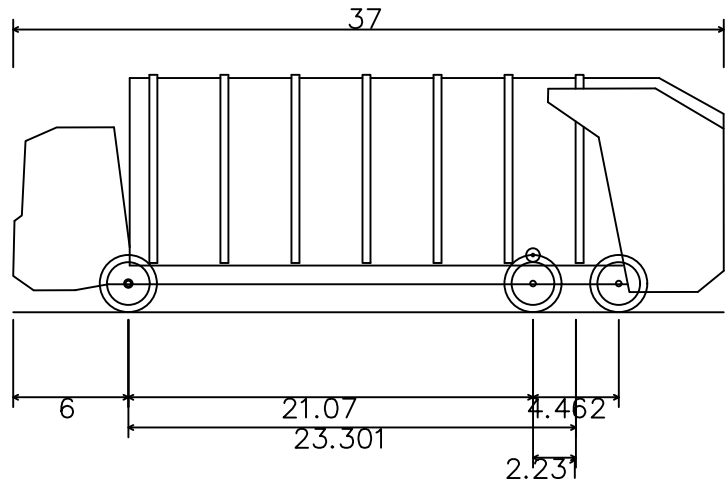
1. 15% OPEN SPACE REQUIRED FROM TOTAL LOT AREA (±23 PERCENT OPEN SPACES PROVIDED).

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	510 S.F.	NO
2	PARKING REQUIRED	RESTAURANT, DRIVE-THRU: 10 SPACES PER EVERY 1000 S.F. OF GROSS FLOOR AREA INCLUDING OUTDOOR DINING AREA TOTAL REQUIRED = 10	10 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE PER 25 PARKING SPACES	1 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY FOR 90° 18 FEET - 1-WAY FOR 60°	24 FEET - 2-WAY 18 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	15 FEET	15 FEET	NO
7	MINIMUM SIDE SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY 0 FEET IF INTERIOR SIDE YARD	5 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	0 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	ANY PARKING LOT WITH 6 OR MORE PARKING SPACES MUST PROVIDE INTERIOR LANDSCAPING, INCLUDING PARKING ISLANDS. EVERY PARKING SPACE MUST BE WITHIN 100 FEET OF A CANOPY TREE -5% OF PARKING AREA LANDSCAPED MAX 19 SPACES PER ROW 10% SITE TREE COVER 9 FEET MINIMUM WIDTH FOR LANDSCAPE ISLAND MINIMUM 1 CANOPY TREE AND 2 SHRUBS PER ISLAND	COMPLY	NO

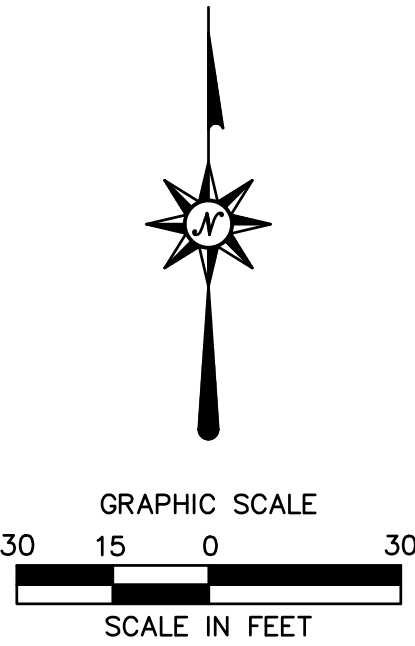
GENERAL NOTES

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.



Sanitation Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to curb Turning Radius

37.000ft
10.000ft
12.359ft
1.048ft
8.500ft
4.00s
40.000ft





EXISTING
TRAFFIC
SIGNAL

PROPOSED SIDEWALK ALONG S. LABURNUM AVE AND FINLAY STREET. SOME EXISTING EQUIPMENT AT CORNER MAY NEED TO BE RELOCATED OR SIDEWALK WILL NEED ADJUSTMENT.

25' HIGH FLAG POLE
WITH FOUR LIGHTS

FRONT BUILDING AND
PARKING SETBACK
LINE (TYP.)

APPROXIMATELY 330 S.F.
OF OUTDOOR SEATING
SPACE

S. L.

ABUJ

NUM

AVE

EXISTING MONUMENT SIGN TO REMAIN

AND BE REUSED
DESIRED

CLOSED
AHEAD
RAMP

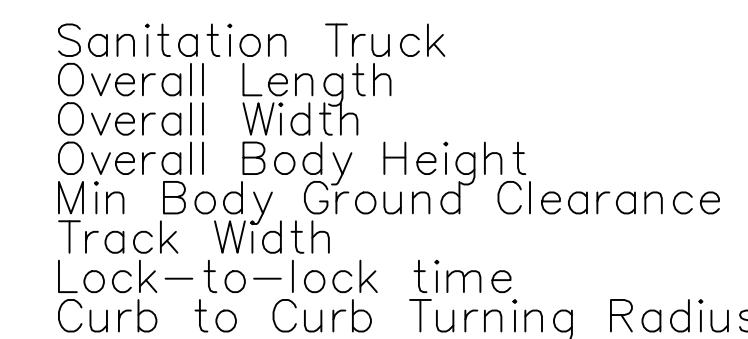


LOCATION: RICHMOND, VA, HENRICO COUNTY				
ZONE: CURRENT ZONING O-2 (OFFICE DISTRICT) REZONE TO B-2 (BUSINESS DISTRICT)				
USE: RESTAURANT WITH DRIVE THRU (NOT PERMITTED WITH THE CURRENT ZONING)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±25,265 S.F. (±0.58 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	110 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	309 FEET	NO
4	MINIMUM FRONT SETBACK	15 FEET FROM ANY PUBLIC RIGHT OF WAY	60 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET FROM ANY PUBLIC RIGHT WAY 0 FEET IF INTERIOR SIDE YARD	67 FEET	NO
6	MINIMUM REAR SETBACK	40 FEET IF IF THE ADJOINING PROPERTY IS LOCATED IN A RESIDENTIAL DISTRICT. THIS REQUIREMENT MUST BE MET IN THE REAR YARD; OTHERWISE, THE MINIMUM REAR YARD REQUIREMENT MAY BE SATISFIED IN EITHER THE REAR YARD OR AN INTERIOR SIDE YARD.	25 FEET	NO
7	MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET	NO
8	MAXIMUM BUILDING COVERAGE	TBD	2 PERCENT	NO

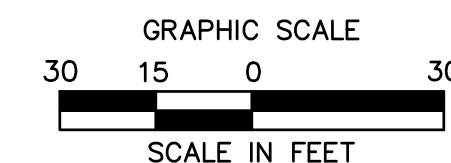
1. 15% OPEN SPACE REQUIRED FROM TOTAL LOT AREA (±23 PERCENT OPEN SPACES PROVIDED).

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	510 S.F.	NO
2	PARKING REQUIRED	RESTAURANT, DRIVE-THRU: 10 SPACES PER EVERY 1000 S.F. OF GROSS FLOOR AREA INCLUDING OUTDOOR DINING AREA TOTAL REQUIRED = 10	10 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE PER 25 PARKING SPACES	1 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2-WAY FOR 90° 18 FEET – 1-WAY FOR 60°	24 FEET – 2-WAY 18 FEET – 1-WAY	NO
6	MINIMUM FRONT SETBACK	15 FEET	15 FEET	NO
7	MINIMUM SIDE SETBACK	15 FEET FROM ANY PUBLIC RIGHT WAY 0 FEET IF INTERIOR SIDE YARD	5 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	0 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	ANY PARKING LOT WITH 6 OR MORE PARKING SPACES MUST PROVIDE INTERIOR LANDSCAPING, INCLUDING PARKING ISLANDS. EVERY PARKING SPACE MUST BE WITHIN 100 FEET OF A CANOPY TREE ≥5% OF PARKING AREA LANDSCAPED MAX 19 SPACES PER ROW 10% SITE TREE COVER 9 FEET MINIMUM WIDTH FOR LANDSCAPE ISLAND MINIMUM 1 CANOPY TREE AND 2 SHRUBS PER ISLAND	COMPLY	NO

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.



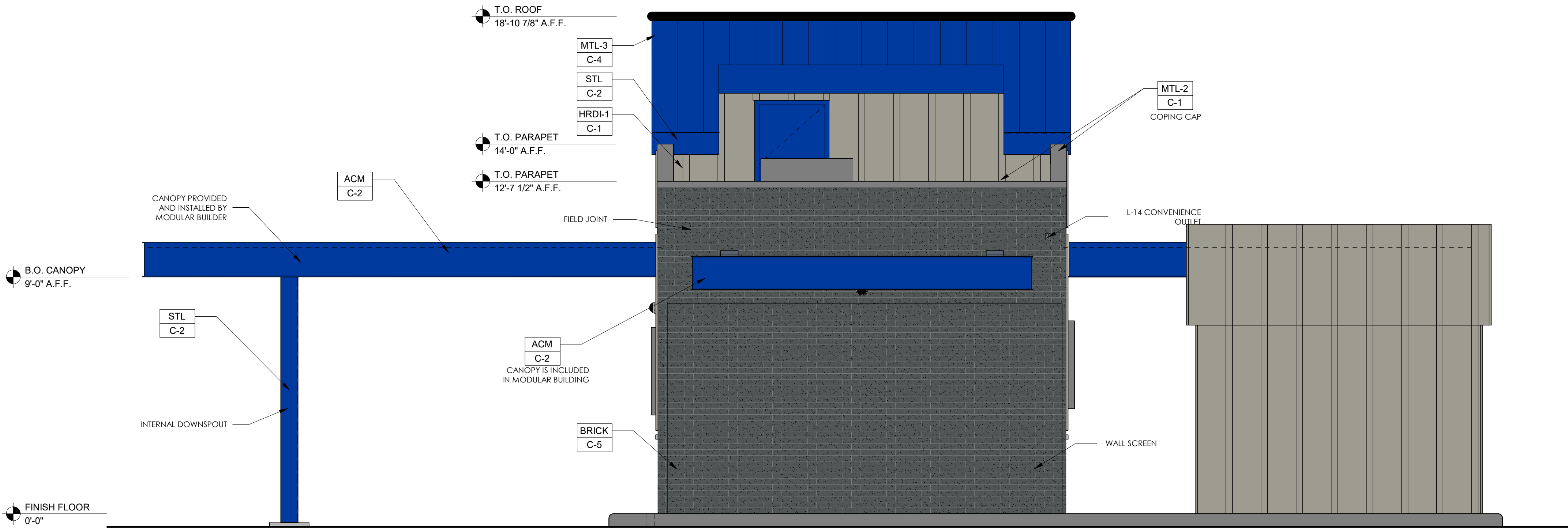
37.000ft
10.000ft
12.359ft
1.048ft
8.500ft
4.00s
40.000ft





01 EXTERIOR ELEVATION - FRONT

3/8" = 1'-0"



02 EXTERIOR ELEVATION - BACK

3/8" = 1'-0"

GENERAL NOTES

A.

ELEVATIONS FINISHES ARE SHOWN FOR REFERENCE ONLY. MODULAR BUILDER WILL PROVIDE ALL EXTERIOR MATERIALS UNLESS NOTED OTHERWISE.

B.

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY UNDER SEPARATE COVER.

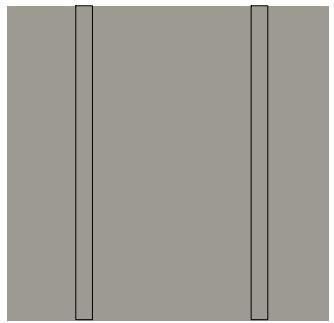
EXTERIOR FINISHES

EXTERIOR FINISH MATERIAL

BRICK	THIN BRICK OVER 1/2" DUROCK PANELS	BY MODULAR BUILDER
MTL-1	MBCI PBR 24 GA VERTICAL METAL PANELS	BY MODULAR BUILDER
MTL-2	20 GA SHEETMETAL	BY MODULAR BUILDER
MTL-3	BERRIDGE CURVED ZEE-LOCK PANEL	BY MODULAR BUILDER
MTL-4	ANODIZED ALUMINUM	BY MODULAR BUILDER
STL	STRUCTURAL STEEL	BY MODULAR BUILDER
ACM	ALUMINUM COMPOSITE MATERIAL	BY MODULAR BUILDER
HRDI-1	JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN	BY MODULAR BUILDER

EXTERIOR PAINT/COLORS

C-1	PAINTED SHERWIN WILLIAMS #HGSW 3474 "HAMMERED ZINC GRAY"	BY MODULAR BUILDER
C-2	ROYAL BLUE	BY MODULAR BUILDER
C-3	CLEAR ANODIZED	BY MODULAR BUILDER
C-4	ROYAL BLUE	BY MODULAR BUILDER
C-5	TAYLOR CLAY "BLACK ONYX", WIRECUT FINISH, GROUT: HOLCIUM "ULTRA DARK", BY ALLEY-CASSETY	BY MODULAR BUILDER / BY G.C. @ WALK-IN
C-6	BELDEN BRICK MODULAR ALASKA WHITE VELOUR, GROUT: HOLCIUM "WHITE"	BY MODULAR BUILDER / BY G.C. @ WALK-IN
C-7	PAINTED SHERWIN WILLIAMS #SW009 "SANDSTONE"	BY G.C.



HARDIE PANEL - JAMES HARDIE HARDIE PANEL
HAMMARED ZINC GRAY GROUT: HOLICUM WHITE
C-6



BRICK - TAYLOR CLAY "BLACK ONYX"
WIRECUT FINISH GROUT: HOLICUM WHITE
C-5



CANOPY/ ROOF/ STRUCTURAL SUPPORT COLOR
C-2



CLEAR ANODIZED STOREFRONT
C-3



SHERWIN WILLIAMS #HGSW 3474
"HAMMERED ZINC GREY"
C-1



226 S. Market St.
Troy, OH 45373
937.980.9362



HENRICO COUNTY, VA

4802 SOUTH LABURNUM AVENUE,
RICHMOND, VA 23231

MT STUDIO PROJECT NUMBER: 25170

ISSUED / REVISED	DATE
PRELIMINARY ELEV.	07/06/26

EXTERIOR
ELEVATIONS

A-4



226 S. Market St.
Troy, OH 45373
937.980.9362



HENRICO COUNTY, VA
4802 SOUTH LABURNUM AVENUE,
RICHMOND, VA 23231
MT STUDIO PROJECT NUMBER: 25170

ISSUED / REVISED	DATE
PRELIMINARY ELEV.	07/06/26

EXTERIOR
ELEVATIONS

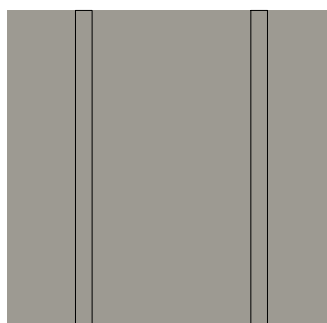
A-5

GENERAL NOTES

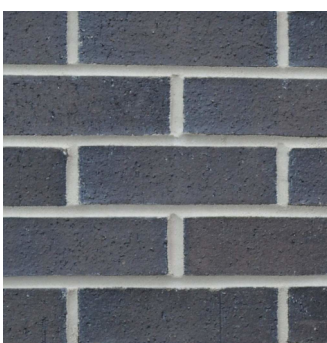
- A. ELEVATIONS FINISHES ARE SHOWN FOR REFERENCE ONLY. MODULAR BUILDER WILL PROVIDE ALL EXTERIOR MATERIALS UNLESS NOTED OTHERWISE.
- B. SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY UNDER SEPARATE COVER.

EXTERIOR FINISHES

EXTERIOR FINISH MATERIAL		
BRICK	THIN BRICK OVER 1/2" DUROCK PANELS	BY MODULAR BUILDER
MTL-1	MBCI PBR 24 GA VERTICAL METAL PANELS	BY MODULAR BUILDER
MTL-2	20 GA SHEETMETAL	BY MODULAR BUILDER
MTL-3	BERRIDGE CURVED ZEE-LOCK PANEL	BY MODULAR BUILDER
MTL-4	ANODIZED ALUMINUM	BY MODULAR BUILDER
STL	STRUCTURAL STEEL	BY MODULAR BUILDER
ACM	ALUMINUM COMPOSITE MATERIAL	BY MODULAR BUILDER
HRDI-1	JAMES HARDIE "HARDIE PANELS" BOARD AND BATTEN	BY MODULAR BUILDER
EXTERIOR PAINT/COLORS		
C-1	PAINTED SHERWIN WILLIAMS #HGSW 3474 "HAMMERED ZINC GRAY"	BY MODULAR BUILDER
C-2	ROYAL BLUE	BY MODULAR BUILDER
C-3	CLEAR ANODIZED	BY MODULAR BUILDER
C-4	ROYAL BLUE	BY MODULAR BUILDER
C-5	TAYLOR CLAY "BLACK ONYX", WIRECUT FINISH, GROUT: HOLCIUM "ULTRA DARK", BY ALLEY-CASSETY	BY MODULAR BUILDER / BY G.C. @ WALK-IN
C-6	BELDEN BRICK MODULAR ALASKA WHITE VELOUR, GROUT: HOLCIUM "WHITE"	BY MODULAR BUILDER / BY G.C. @ WALK-IN
C-7	PAINTED SHERWIN WILLIAMS #SW009 "SANDSTONE"	BY G.C.



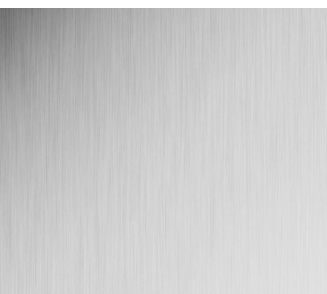
HARDIE PANEL - JAMES HARDIE HARDIE PANEL
HAMMARED ZINC GRAY GROUT: HOLICUM WHITE
C-6



BRICK - TAYLOR CLAY "BLACK ONYX"
WIRECUT FINISH GROUT: HOLICUM WHITE
C-5



CANOPY/ ROOF/ STRUCTURAL SUPPORT COLOR
C-2



CLEAR ANODIZED STOREFRONT
C-3

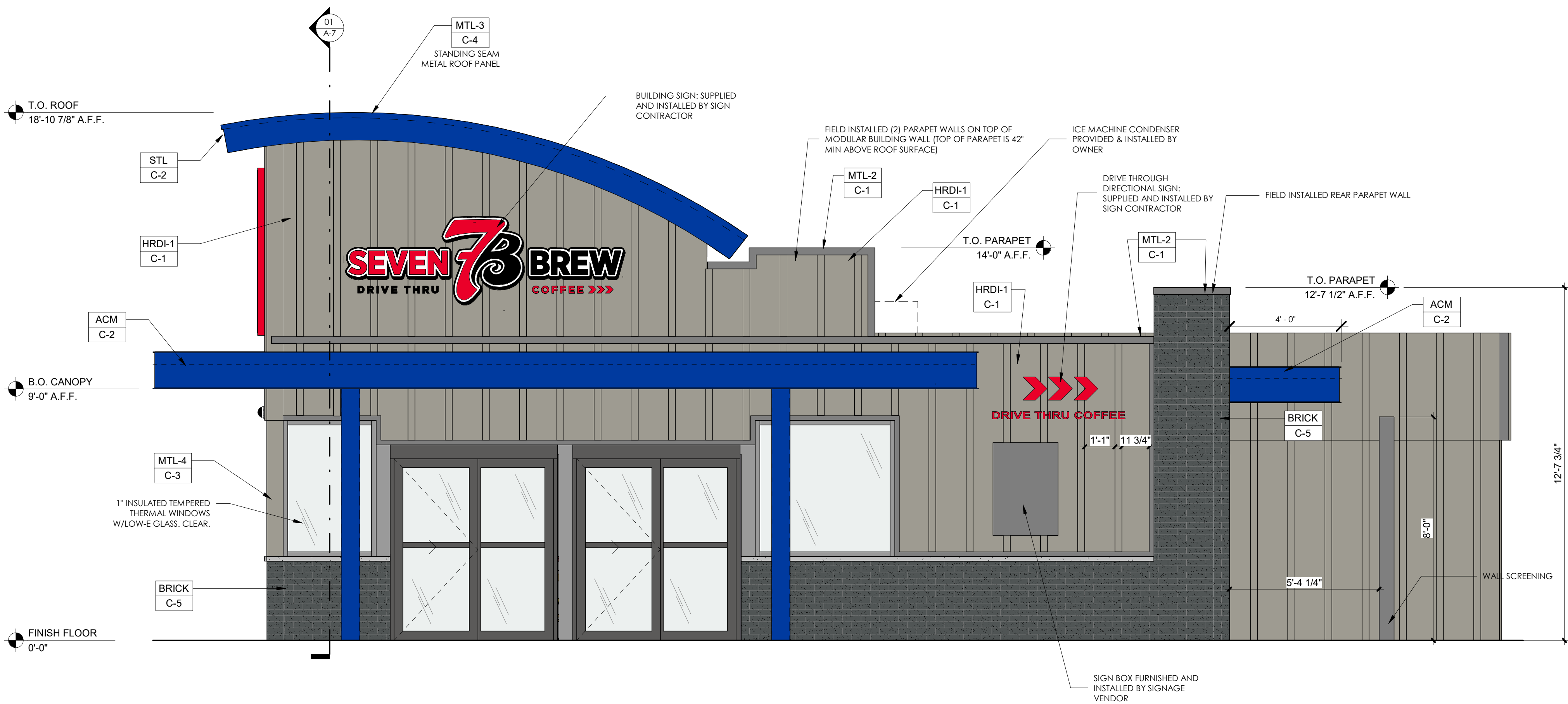


SHERWIN WILLIAMS #HGSW 3474
"HAMMERED ZINC GREY"
C-1



01 EXTERIOR ELEVATION

3/8" = 1'-0" | RIGHT SIDE



02 EXTERIOR ELEVATION

3/8" = 1'-0" | LEFT SIDE

REZ-2026-101745

