



REZ2018-00006

CR APT Land LC

Staff Report for Board of Supervisors Public Hearing
Prepared May 31, 2018

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 zoning matter.

I. PUBLIC HEARINGS:

Planning Commission:	April 12, 2018	Deferred at the applicant's request
	May 10, 2018	Recommended for approval
Board of Supervisors:	June 12, 2018	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning:	UMUC Urban Mixed-Use District (Conditional)
Existing Zoning:	O-3 Office District and O-3C Office District (Conditional) <i>Note: Subject property is also located in the Innsbrook Redevelopment Overlay District</i>
Acreage:	5.427 acres
Proposed Use:	Urban Mixed-Use
Location:	West line of Cox Road at its overpass of I-64
Magisterial District:	Three Chopt
2026 Comprehensive Plan Recommendation:	Urban Mixed-Use (UMU)
Parcel No:	747-759-4312
Zoning of Surrounding Properties:	North: B-2C Business District (Conditional) O-3 Office District South: Interstate 64 East: B-2C Business District (Conditional) West: O-3C Office District (Conditional) O-3 Office District

VII. SUMMARY OF STAFF REPORT COMMENTS:

The applicant is proposing to conditionally rezone 5.427 acres from O-3 and O-3C to UMUC, Urban Mixed-Use (Conditional) at the west line of Cox Road at its overpass of Interstate 64 to develop a multifamily development which would consist of no more than 407 dwelling units within two buildings connected by a structured parking deck.

This request has many positive aspects that support recommendations in the 2010 Innsbrook Area Study related to: developing underutilized properties, using structured parking, adding street trees and sidewalks, and applying coordinated design guidelines.

Development of this parcel with adherence to recommendations in the Innsbrook Area Study and the proffered Cox Road Multifamily Development Community Pattern Book would be consistent with the 2026 Comprehensive Plan's Urban Mixed-Use designation for the site. The proposed use would also be compatible with surrounding properties and would contribute to other 2026 Plan goals related to economic growth and infill development. Staff supports development of this site and recommends approval.

Approval of the UMU District would indicate the selected area is appropriate for urban mixed-use development and would allow consideration of Provisional Use Permit PUP2018-00001, which the applicant has submitted to allow certain uses and design variations within the proposed development. Approval of the subject rezoning is required before consideration of the PUP application, which will be evaluated based on the merits of each request.

The Planning Commission recommended approval of this item at their May 10, 2018 hearing.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The 5.427 acre property is located along the west line of Cox Road on the north side of Interstate 64. This area is considered part of the Innsbrook Study Area. The site is zoned O-3 and O-3C. The O-3C portion was rezoned in 1989 via rezoning case C-61C-89 and later amended by proffers accepted with C-41C-06.

The site is wooded and undeveloped. The property is surrounded on three sides by office, hotel, and retail uses. Suntrust Center is located to the northwest and is zoned O-3. Extended Stay America, zoned B-2C, is directly north. To the east, across Cox Road, is the Shops at Twin Oaks and an indoor storage facility, both zoned B-2C. To the south of the subject property is I- 64.

The 2026 Comprehensive Plan recommends Urban Mixed-Use (UMU) for the subject site. This UMU designation was adopted in 2010, along with a series of goals, objectives, and policies as part of the Innsbrook Area Study, which also designates Innsbrook as an Urban Development Area (UDA) to accommodate higher density residential and commercial growth. In June 2016, the Innsbrook Redevelopment Overlay District was approved by the Board of Supervisors to further encourage strategic UMU infill projects as small as 4 acres within the office park.

The UMU and UDA designations along with the Innsbrook Overlay are intended to foster development that uses land more efficiently, creates a unique destination, and helps Innsbrook maintain its position as a major economic generator – all without excessively burdening public services. To fully achieve these and other 2026 Comprehensive Plan goals, care must be taken with each individual project to ensure its function, design, and intensity fit within a unified vision and overall development plan. The Innsbrook Area Study provides this guiding framework.

One aspect of this framework is the development scenarios. The Innsbrook Area study divides the area into four development scenarios to show where different intensities of development could occur. These four scenarios, as can be seen in the attached map, "Development Scenarios", are Greatest Density, Moderate Density, Lower Density, and Lowest Density. The subject property is located in the Greatest Density Development Scenario which may support density up to 40 units per acre. However, this 40 units per acre figure is intended as an average aggregate density level for the entire 793-acre Greatest Density area, not as a density cap for individual sites.

A second aspect is the land bays. In addition to the development scenarios, density for the Innsbrook area is also calculated by land bays (attached). The goal is to have 50 percent residential balanced with 50 percent office and/or commercial. The intent is not to have this balance acre by acre or parcel by parcel, but instead a balance distributed throughout the Innsbrook area. Some parcels may be all commercial and/or office while others may be all residential, as with this request.

The applicant is requesting to conditionally rezone to Urban Mixed-Use for a multifamily development of no more than 407 units or 75 units per acre. The applicant has submitted proffers and pattern book that would govern the development and includes a conceptual plan, architectural elevations, amenities, landscaping, screening, and lighting.

The proposed development consists of two multi-family buildings connected by a structured parking deck and would front the northern and eastern property lines. Additional parking spaces would be provided by podium spaces located at grade beneath the units of the two buildings. Both buildings would enclose courtyard areas. The existing private access road to the north would provide two points of access into the development. A gated emergency access to Cox Road would also be provided at the southeastern corner of the parcel.

The proffered Cox Road Multifamily Development Community Pattern Book provides general design criteria for the development of the site including: height standards, access, internal circulation, sidewalks, setbacks, landscaping and buffering, screening, streetscape plantings, lighting, parking, and signage. These standards are largely consistent with other UMUs approved in the county, including recent UMUs to the north within Innsbrook.

The applicant has also submitted provisional use permit request PUP2018-00001 which proposes additional development characteristics and changes to thresholds related to density, height, open space, square footage, and other features. Rezoning approval is required prior to consideration of the related PUP request. This pertains to the appropriateness of the zoning and aspects of the pattern book designed to guide the development.

This request has many positive aspects that support recommendations in the Innsbrook Area Study related to: developing underutilized properties; using structured parking; adding street trees and sidewalks; and applying coordinated design guidelines. Redevelopment of this parcel with adherence to the recommendations in the 2010 Innsbrook Area Study and the design guidelines of the Cox Road Multifamily Development Community Pattern Book would be consistent with the 2026 Comprehensive Plan's Urban Mixed-Use designation for the site. The proposed use would also be compatible with surrounding properties and would contribute to other 2026 Plan goals related to economic growth and infill development. Staff supports development of this site and recommends approval.

The Planning Commission recommended approval of this item at their May 10, 2018 hearing.

V. COMPREHENSIVE PLAN ANALYSIS:

2026 Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Urban Mixed-Use (UMU) for the subject parcel. The site is also located within the Innsbrook Study Area, which was adopted into the 2026 Plan and provides additional goals, objectives, guidelines, and policies specific to redevelopment within this area.

Vision, Goals, Objectives, and Policies:

This request is most consistent with the following goals, objectives, and policies of the 2026 Comprehensive Plan.

- Land Use & Community Character Objective 16: The County will increase the quantity of housing units near employment centers.
- Land Use & Community Character Objective 22: The County will encourage complementary multi-family residential areas that enhance overall land use development through their proximity to an arterial roadway, shopping areas and primary service facilities.
- Innsbrook Study Objective 4: The County will encourage the incorporation of more intense, mixed-use development patterns as the redevelopment of underutilized or obsolete sites occurs over time.
- Innsbrook Study Greatest Density Keystone Policy 2: Encourage the maximizing of development potential for properties within the Greatest Density areas, including the utilization of structured parking and underground stormwater management facilities.
- Innsbrook Study Architectural and Site Design Policy for Residential Development 9: For multi-family developments, garages and carports should be located inside the development and should not face off-site streets or adjacent single-family dwellings.
- Innsbrook Study Pedestrian Accommodation Policy 2: Use of sidewalks within the entire area is encouraged. Sidewalks should be provided on both sides of new streets to enhance pedestrian access when properties are redeveloped.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

The applicant proposes a mixed-use multifamily development. The following is the approximate number of new trips expected by 407 unit development:

$$\text{Total Weekday Trips} = 2,220 \text{ (1,110 in, 1,110 out)}$$

Cox Road carries approximately 15,3000 vehicles per day in this area. Cox Road will need to be widened to its ultimate width for a length long enough to provide a northbound left turn lane into the site access roadway. Pavement striping will need to be modified in the area. The widening will include curb/gutter, sidewalk, and associated drainage improvements and will taper back to the existing roadway width prior to the bridge over I-64.

Drainage:

All proposed improvements must comply with all applicable Public Works plan of development requirements. The site is located within 50/10 detention area and must comply with applicable regulations. Traffic Engineering will determine if any right-of-way dedication or road improvements are required. The site must comply with applicable stormwater quality and quantity requirements. No more than 82 residential units are allowed upon a single access point. Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Corps of Engineers and DEQ permits may be required.

Public Utilities Services:

The proposed mixed-use development is on a parcel currently served with County water and sewer. The proposed use will produce flows that may exceed the projected flows based on the 2026 Land Use Plan. Therefore, an analysis of the downstream sewer system may be required to determine if upgrades to the sewer are needed. The developer will be required to make any needed improvements.

Schools:

The 407 units will be in the following attendance zones:

School Level	School Name	2017 Membership	Functional Capacity	Apartment Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Colonial Trail	688	690	25.0	102
Middle	Quioccasin	1,060	1,356	9.5	39
High	Tucker	1,733	1,958	10.6	43

*Note. At development build out.

Student yield information is created using student yield data for similar developments. Three Chopt District, per 100 units, apartments yield 25.0 elementary school students, 9.5 middle school students, and 10.6 high school students.

Based on September 30, 2017 membership and capacity figures shown above, Colonial Trail Elementary is currently at 99.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 102 elementary school students depending on the approved option. Over the next five years, membership/capacity ratios for Colonial Trail Elementary are expected to exceed 100%. Trailers, redistricting, and/or other elementary capacity relief options will be needed in this area. Quioccasin Middle is currently at 78.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 39 middle school students depending on the approved option. This development along with other known new development in this area of the county can be accommodated at the middle school. Tucker High is currently at 88.5% of capacity. Over the next five years, membership/capacity ratios for Tucker High are expected to exceed 100% as larger cohorts and new developments impact the school's membership. The analyses shown above indicates the proposed development would potentially yield an additional 43 high school students depending on the approved option. Trailers, redistricting and/or other capacity relief options will be needed in the future.

Division of Fire:

No comments.

Division of Police:

The applicant is encouraged to contact and work with the Community Policing Unit within the Division of Police for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development is drafted to be submitted for review.

Libraries:

This request falls within the service area of the Twin Hickory Area Library, which being open 66 public service hours per week, offers a full array of services. Presently, this facility should be able to handle these increased service demands. In addition, this facility is designed to be expandable

from its present 40,000 sq. ft. to 60,000 sq. ft. As these types of development continue to be built and the population in the area continues to grow, Twin Hickory Area Library can easily be expanded and is projected to offer Sunday hours in the future as one way to meet the increased service demands.

Recreation and Parks:

No park or recreation facilities, historical, archeological or battlefield impact.

Community Revitalization:

No comments.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons why the site cannot be used as proposed.



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

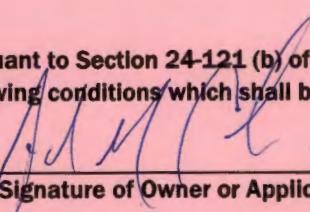
Rezoning Case No.

REZ-2018
00006

Magisterial District

Three Chopt

Pursuant to Section 24-121 (b) 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:


Signature of Owner or Applicant / Print Name

Andrew M. Cardlin

Date

05/02/18

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

CR APT Land, LLC

Case REZ2018-00006

May 2, 2018

1. Master Plan. The Property shall be developed in general conformance with the standards set forth in the pattern book entitled "COX ROAD MULTI-FAMILY DEVELOPMENT, HENRICO COUNTY, VIRGINIA, COMMUNITY PATTERN BOOK," dated May 1, 2018, prepared by Poole & Poole Architecture, LLC (the "Pattern Book"), which is conceptual in nature and may vary in massing, height and final density provided the design, general layout, elevations and other details are in general conformance with the Pattern Book. The specific design, general layout, elevations and other details may vary from the Pattern Book as required for final engineering, design or compliance with governmental regulations, or as approved during any Plan of Development, subdivision, or building permit review or by the Director of Planning provided the Director of Planning finds the deviations are generally in keeping with the spirit and intent of the Pattern Book.

2. Prohibited Uses. The following uses shall be prohibited on the Property:

- a. automotive filling and service stations including towing service;
- b. billiard, bagatelle, video game or a bingo parlor, unless accessory to a permitted use;
- c. flea markets or antique auctions;
- d. billboards;
- e. recycling facilities;
- f. funeral homes, mortuaries, crematories and/or undertaking establishments;
- g. dance halls;



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

- h. truck stops;
 - i. gun shop, sales and repair;
 - j. sign painting shops;
 - k. theaters;
 - l. communication towers;
 - m. adult businesses as defined by Section 24-3 of the Henrico County Code;
 - n. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.2-2100 et seq. and 6.2-1800 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);
 - o. restaurants with drive-thru windows, not to exclude, however, restaurants with dedicated parking spaces for the pick-up of carry-out food nor restaurants whose primary business is the sale of specialty coffees or other non-alcoholic beverages or pastry;
 - p. car title loan operations;
 - q. fuel pumps associated with permitted uses; and
 - r. motels or motor lodges.
3. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

COX ROAD MULTI-FAMILY DEVELOPMENT

HENRICO COUNTY VIRGINIA MAY 1, 2018



COMMUNITY PATTERN BOOK

COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations

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Cox Road Proffers

1. Master Plan. The Property shall be developed in general conformance with the standards set forth in the pattern book entitled "COX ROAD MULTI-FAMILY DEVELOPMENT, HENRICO COUNTY, VIRGINIA, COMMUNITY PATTERN BOOK," dated May 1, 2018, prepared by Poole & Poole Architecture, LLC (the "Pattern Book"), which is conceptual in nature and may vary in massing, height and final density provided the design, general layout, elevations and other details are in general conformance with the Pattern Book. The specific design, general layout, elevations and other details may vary from the Pattern Book as required for final engineering, design or compliance with governmental regulations, or as approved during any Plan of Development, subdivision, or building permit review or by the Director of Planning provided the Director of Planning finds the deviations are generally in keeping with the spirit and intent of the Pattern Book.
2. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. automotive filling and service stations including towing service;
 - b. billiard, bagatelle, video game or a bingo parlor, unless accessory to a permitted use;
 - c. flea markets or antique auctions;
 - d. billboards;
 - e. recycling facilities;
 - f. funeral homes, mortuaries, crematories and/or undertaking establishments;
 - g. dance halls;
 - h. truck stops;
 - i. gun shop, sales and repair;
 - j. sign painting shops;
 - k. theaters;
 - l. communication towers;
 - m. adult businesses as defined by Section 24-3 of the Henrico County Code;
 - n. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.2-2100 et seq. and 6.2-1800 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);

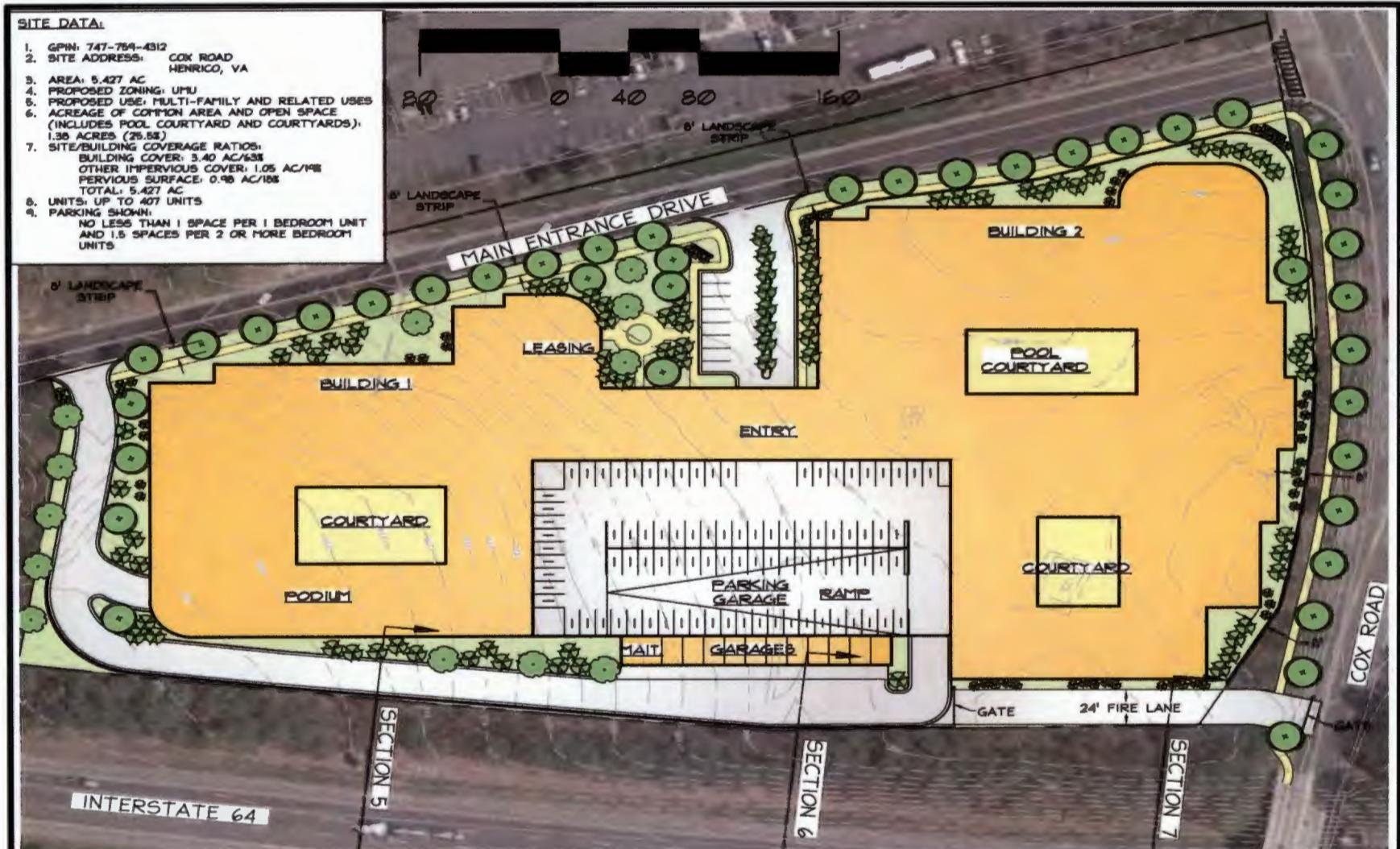
- o. restaurants with drive-thru windows, not to exclude, however, restaurants with dedicated parking spaces for the pick-up of carry-out food nor restaurants whose primary business is the sale of specialty coffees or other non-alcoholic beverages or pastry;
 - p. car title loan operations;
 - q. fuel pumps associated with permitted uses; and
 - r. motels or motor lodges.
3. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.



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 **MCKINNEY AND COMPANY**
planning • design • construction
Prepared for: Commonwealth Properties
Date: 3/1/18

Cox Road Apartments
Conceptual Site Plan
16436-17

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Master Plan Regulations

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Commonwealth Properties, LLC



1 Conceptual Perspective

Henrico County, VA

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Provisional Use Permits Required

1. Master Plan, Density, and Percentage of For-Lease Multifamily Units. All development on the Property shall be in general conformance with the Cox Road Multifamily Development Community Pattern Book, dated May 1, 2018, which is conceptual in nature. The development of the Property may be phased and may vary in massing, height and final density provided the design, general layout, elevations and other details are in general conformance with the Pattern Book. The specific design, general layout, elevations and other details may vary from the Pattern Book as required for final engineering, design or compliance with governmental regulations, or as approved during any Plan of Development, subdivision, or building permit review or by the Director of Planning provided the Director of Planning finds the deviations are generally in keeping with the spirit and intent of the Pattern Book. Development shall not exceed (but may be less than) seventy-five (75) units per acre. The total number of dwelling units shall not exceed (but may be less than) 407 units. The number of for lease multi-family dwelling units may exceed 30% of the total units of the UMU district and all of the units developed on the Property may be multi-family for-lease.
2. Outdoor Vending Areas. Areas of the Property may be designated on the master plan, which may be revised from time to time, or a Plan of Development, for the preparation or service of food or beverages or the sale or display of merchandise conducted in an open area or structure by one or more individual vendors operating from stalls, stands, carts, vehicles or other spaces which are rented or otherwise made available to such vendors. Such activities may include a market, the sale of merchandise as part of a permitted festival or other similar special event, or the outdoor display or sale by a single food or beverage vendor, operated as an incidental part of retail activity regularly conducted from within a permanent building on the Property. Sidewalk widths adjacent to outdoor vending areas shall not be reduced to less than five (5) feet, except to accommodate a permitted festival or other similar special event. Trash receptacles shall be provided and conveniently located for each block that contains an outdoor vending area. Any outdoor vending areas shall not be open to the public after 10:00 p.m.
3. Parking Structure Design and Fire Protection. Parking structures without ground floor retail uses along at least one façade or without useable floor space for residential or nonresidential uses along any façade that faces a one-family use or public or private street shall be permitted, provided the design of such structures is generally consistent with the Cox Road Multi-Family Community Pattern Book (see case file REZ2018-0006) as determined at the time of Plan of Development Review. A 3" standpipe for fire protection shall be provided within all structured parking at approximately 200' intervals. The exact location of these improvements will be determined during Plan of Development review.

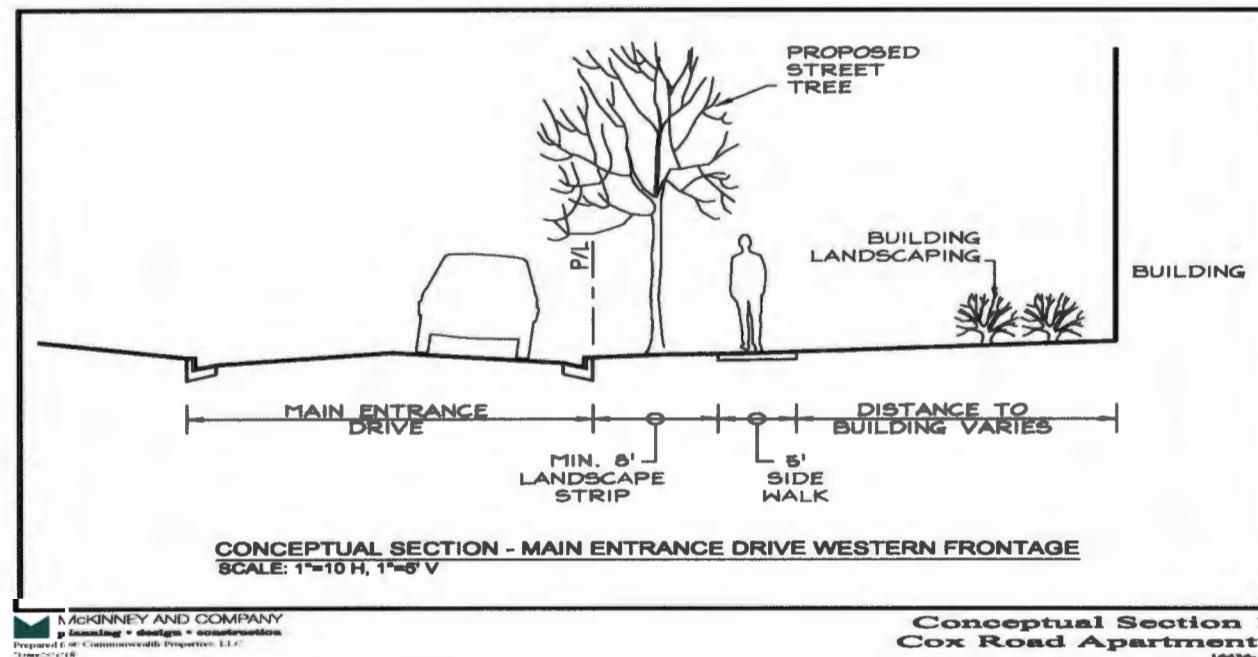
4. Building Height and Emergency Communications System. Buildings and structures may exceed sixty (60) feet in height. Buildings on the Property shall not exceed 85' in height. For any building above sixty (60) feet in height, the owner shall install a fire command center and emergency radio communication equipment in the building to allow for adequate public safety and radio coverage within and between such buildings. A communications consultant shall certify such equipment as compatible with the County's emergency communication system within 90 days of the owner or tenant obtaining a Certificate of Occupancy for any such building. The County shall be permitted to perform communications testing within the buildings at any time.
5. Open Space. Open space on the Property may be less than twenty percent (20%).
6. Commercial/Office Square Footage. The minimum commercial and office square footage may be less than twenty-five percent (25%) of the Property.
7. Crime Prevention. Prior to occupancy of any new structure containing commercial or office uses, the owner and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The owner shall implement mutually agreed upon security recommendations.
8. Proffered Conditions. All proffered conditions accepted with case REZ2018-00006 shall be made a part of this Provisional Use Plan.

Development Standards

1. Minimum area. A project must contain at least twenty acres unless the project is located within the Innsbrook Redevelopment overlay district as described in Section 24-92.4 of the Henrico County Code and contains at least four acres. In calculating the minimum acreage of the project, land zoned C-1 conservation district may be counted towards this requirement, but existing publicly dedicated streets and proposed public rights-of-way shall not. Once a UMU district is established, areas of less than twenty acres or less than four acres in the Innsbrook Redevelopment overlay district may be added to the UMU district through rezoning provided:
 - a. The area to be added is directly adjacent to the district or located across a public street with a right-of-way no wider than ninety feet.
 - b. The design features proposed are consistent with the existing UMU project as determined at the time of rezoning.
 - c. Required impact analyses are provided or existing impact analyses are updated to reflect additions to the approved UMU project. Pedestrian and vehicular access connects the area to be added to the approved UMU project.
 - d. Where such connections are to private roads or property, access agreements shall be provided prior to rezoning to demonstrate such connections can be made.
2. Height. No building or structure shall exceed a height of two hundred feet.
 - a. Buildings within one hundred and fifty feet of a one-family dwelling existing on June 28, 2016, shall not exceed forty-five feet in height.
 - b. Buildings more than one hundred and fifty feet and up to three hundred feet from a one-family dwelling existing on June 28, 2016, shall not exceed eighty feet in height.
3. Street access. The primary access to the UMU district shall be from Cox Road over a private shared roadway,

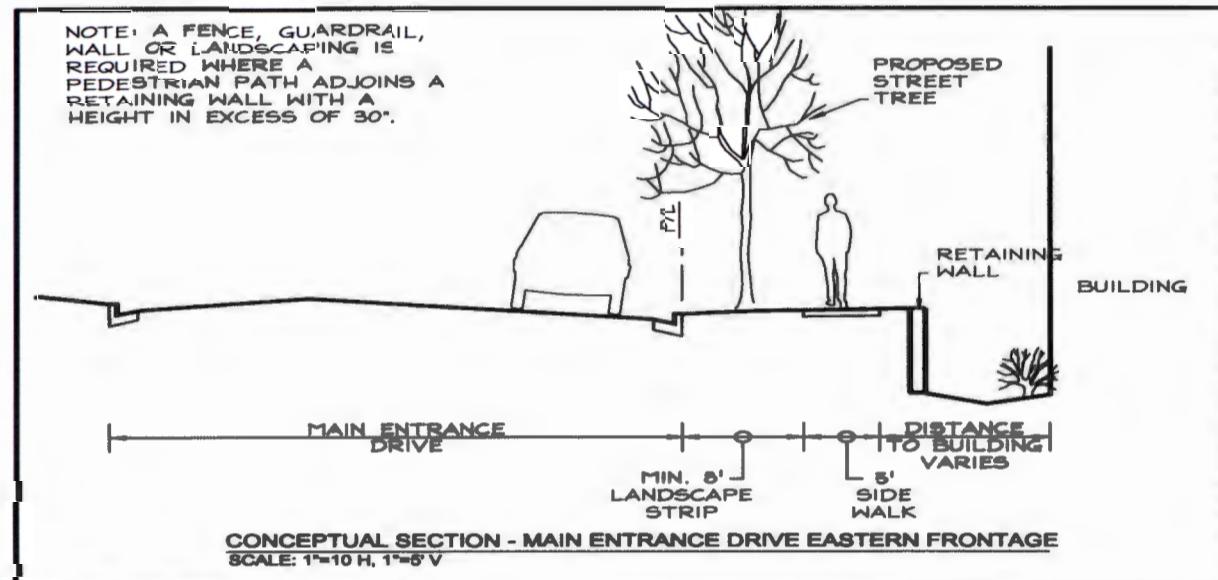
a major access road, major collector, minor arterial, or major arterial roadway as designated on the county's major thoroughfare plan.

4. Internal circulation. Properties within the overlay district shall provide vehicular and pedestrian circulation between adjacent properties unless otherwise approved by the director of planning due to design considerations such as utility conflicts, steep topography, or other factors. Copies of applicable cross access agreements shall be provided at the request of the director of planning.
5. Sidewalks. Sidewalks, a minimum five feet in width in nonresidential areas, shall be installed along the property side of each street, public or private, exclusive of private alleyways, unless otherwise approved by the director of planning at the time of plan of development review due to design considerations such as limited right-of-way, utility conflicts, or steep topography. The minimum sidewalk width may not include any outdoor dining, display or vending area.



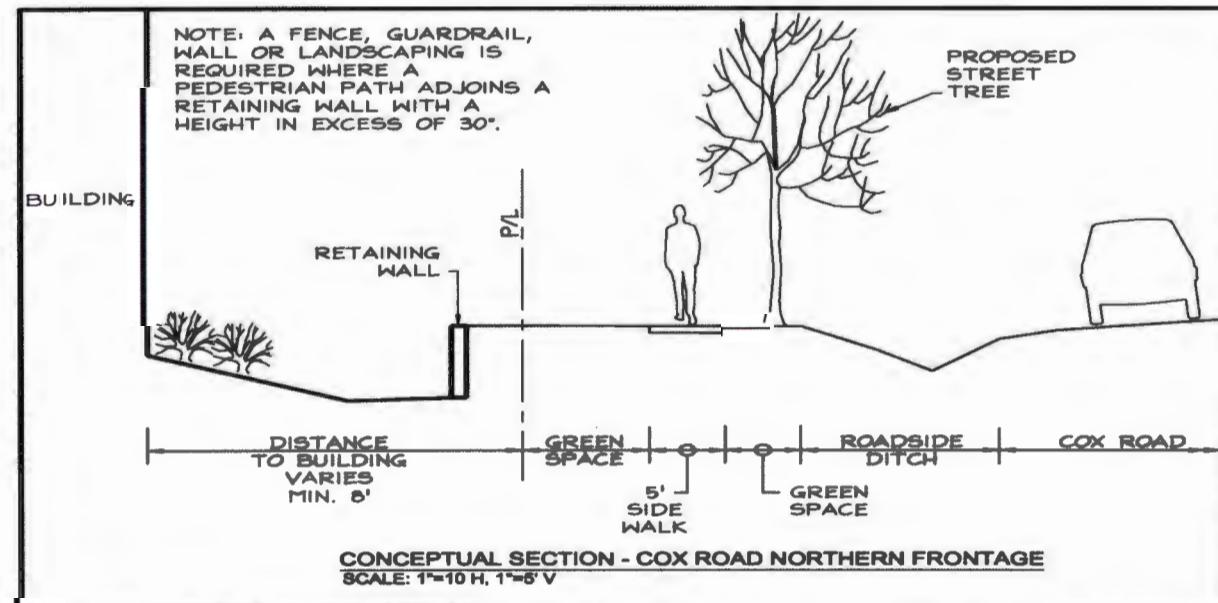
COX ROAD MULTI-FAMILY DEVELOPMENT

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Planning • design • construction
Prepared for Commonwealth Properties, LLC
Date: 2014-08

Conceptual Section 2
Cox Road Apartments
16436-17

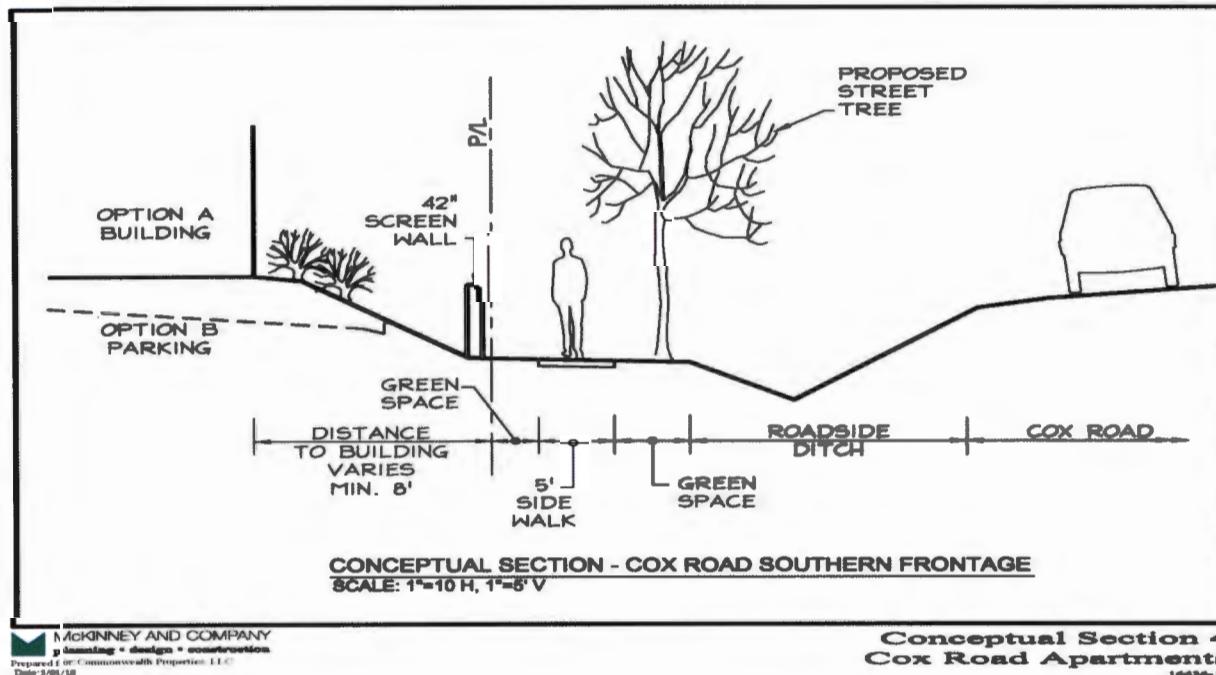


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Prepared for Commonwealth Properties, LLC
Date: 2014-08

Conceptual Section 3
Cox Road Apartments
16436-17

COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations



**Conceptual Section 4
Cox Road Apartments**

6. Minimum yard (setbacks) and lot width and area. The minimum building setback shall be 10 feet along the main entrance drive and 5 feet along all other property lines. The maximum building setback along the main entrance drive and Cox Road shall be 25 feet as measured from the property line to the nearest point of the building facade. The minimum lot width shall be twenty feet; the minimum lot area shall be eight hundred square feet.

7. Landscape and buffering

- a. Purpose. The purpose of the UMU district landscaping and buffering standards is to provide visual enhancement of the UMU district; protect and promote the appearance, character and economic value of property; reduce visibility of parking areas and other unattractive areas from adjacent properties and public lands; moderate climatic effects; minimize noise and glare; enhance public safety; reduce stormwater runoff; and provide visual transition between neighboring properties.

COX ROAD MULTI-FAMILY DEVELOPMENT



b. Applicability. This section shall apply to all UMU district development plans. The developer shall submit a landscape plan with each final site plan approved for each phase of development.

c. General landscaping requirements.

- i. Type and variety. Plant materials shall be selected from the approved plant list in the current Henrico County landscape manual. All modifications shall be approved by the director of planning in accordance with the substitutions or modifications section of the landscape manual.
- ii. Financial guarantee. Prior to the issuance of a certificate of occupancy, the applicant shall provide a financial guarantee for the landscaping to the extent it is not installed prior to the issuance of a certificate of occupancy. The amount of the financial guarantee shall be determined by the director of planning. The financial guarantee (if required) shall be held for a period of twelve months following the date of certificate of occupancy issuance. A certificate of occupancy shall not be issued until the required landscaping is planted in accordance with the approved landscape plan or a financial guarantee shall have been provided. If planting cannot occur due to

seasonal or other constraints, the director of planning may accept a financial guarantee to insure future installation of plantings. The financial guarantee may be submitted in the form of an irrevocable letter of credit, certified check, surety bond, or cash escrow. The amount shall include the full cost of plant materials and installation costs such as, but not limited to, soil treatment, labor, and guying costs. If the director of planning accepts a financial guarantee to insure future plantings, all required landscaping shall be installed by the following planting season in order to obtain a refund of the guarantee.

- iii. Sight distance. The landscape plan shall identify a sight distance triangle at all intersections. The sight distance triangle shall include the area between the lines of an intersecting street or private drive and a straight line connecting them at point twenty feet distant from the existing or proposed right-of-way line or private drive intersection. No trees, shrubs, or other materials shall be placed where they will impede visibility above a height of two and one half of a foot or below a height of eight feet above the established curb grade within a sight distance triangle or where prohibited by the Virginia Department of Transportation or the department of public works.
- d. Preservation of existing trees. Preservation of existing trees and shrubs shall be maximized to provide for continuity and improved buffering ability when practicable. Consideration shall be given to topographic, grading, building and parking locations and other site conditions and constraints. Except for tree canopy requirements, trees retained for compliance with this section shall not be less than six feet in height, shall be noted on the landscape plan, and shall comply with the following:
 - i. Prior to landscape plan approval, the property owner shall sign a statement stating protective measures to be taken and agreeing to replace trees or shrubs that die or are removed during or after construction.
 - ii. The landscape plan shall identify the protection area and method of protection for retained trees. The minimum radius of the protection area shall be determined by multiplying the tree diameter in inches at four feet in height by one foot or by delineation of the drip line of the tree, whichever is greater.
 - iii. The protection area shall be identified during construction with high visibility fencing.

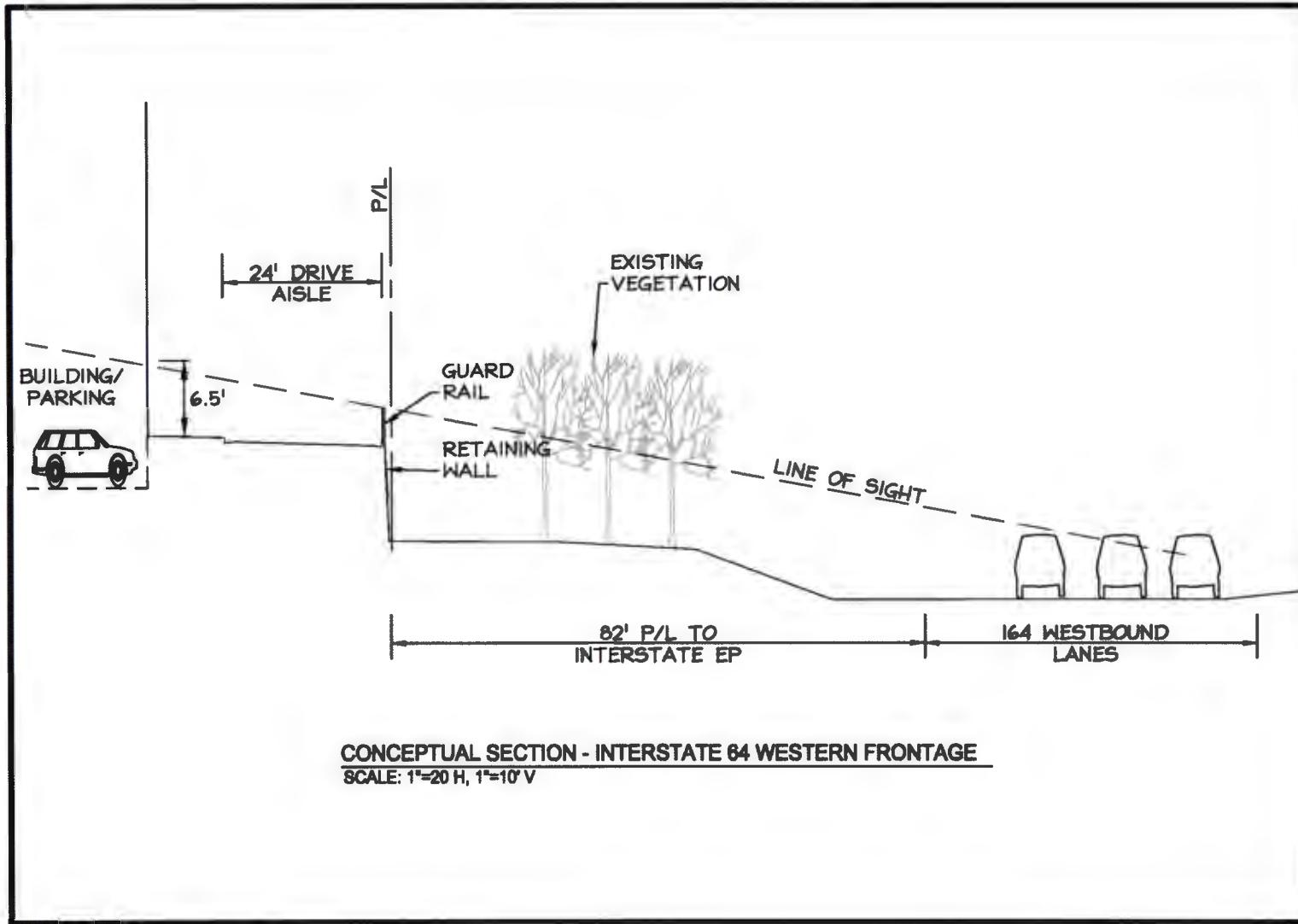
- iv. There shall be no encroachment including, but not limited to, earth disturbing activities such as grading or stockpiling of soil or materials within the protection area.
- e. New trees. Required tree plantings shall conform to the following minimum standards with caliper measurements taken six inches above grade. At time of planting:
- i. Canopy trees for streetscape use shall measure a minimum of a 3½-inch caliper; for general landscape use, a minimum of 2½-inch caliper is required.
 - ii. Ornamental trees for streetscape use shall measure a minimum of a 2½-inch caliper; for general landscape use, a minimum of 1½-inch caliper is required.
 - iii. Screening trees shall measure a minimum of eight feet in height.
- f. New shrubs. Required shrub plantings shall conform to the following minimum standards. At time of planting:
- i. Shrubs for streetscape and general landscape use shall measure a minimum of twenty-four inches in height or eighteen inches in spread at time of planting, unless the shrubs are of a dwarf or low growing variety or otherwise approved by the director of planning.
 - ii. Shrubs for screening use shall measure a minimum of thirty inches in height at time of planting.
- g. Tree canopy. Tree canopy requirements shall be calculated in accordance with the current landscape manual. A minimum fifteen percent tree canopy shall be provided for all sites unless otherwise approved by the director of planning.

h. Screening.

- i. Walls, fences, and plantings shall be utilized to physically reinforce an edge or street wall condition and to improve the visual environment of the UMU district.
- ii. Screening devices shall be required whenever:
 - Parking areas occur along public or private rights-of-way (excluding internal drives).
 - Loading, service and trash collection areas, and utility and mechanical equipment areas are visible from public rights-of-way or other properties at ground level.
 - Stormwater management facilities are placed within the development and are not used as a design feature or recreational amenity.
 - Incompatible or less intense uses about the UMU district.
 - The screening requirement may be met along Interstate 64 and Cox Road by installing a minimum 42" tall wall (from the right-of-way side). Landscape trees and shrubs will be planted within open areas and parking lot islands between the wall and buildings, decks and parking lots.



COX ROAD MULTI-FAMILY DEVELOPMENT



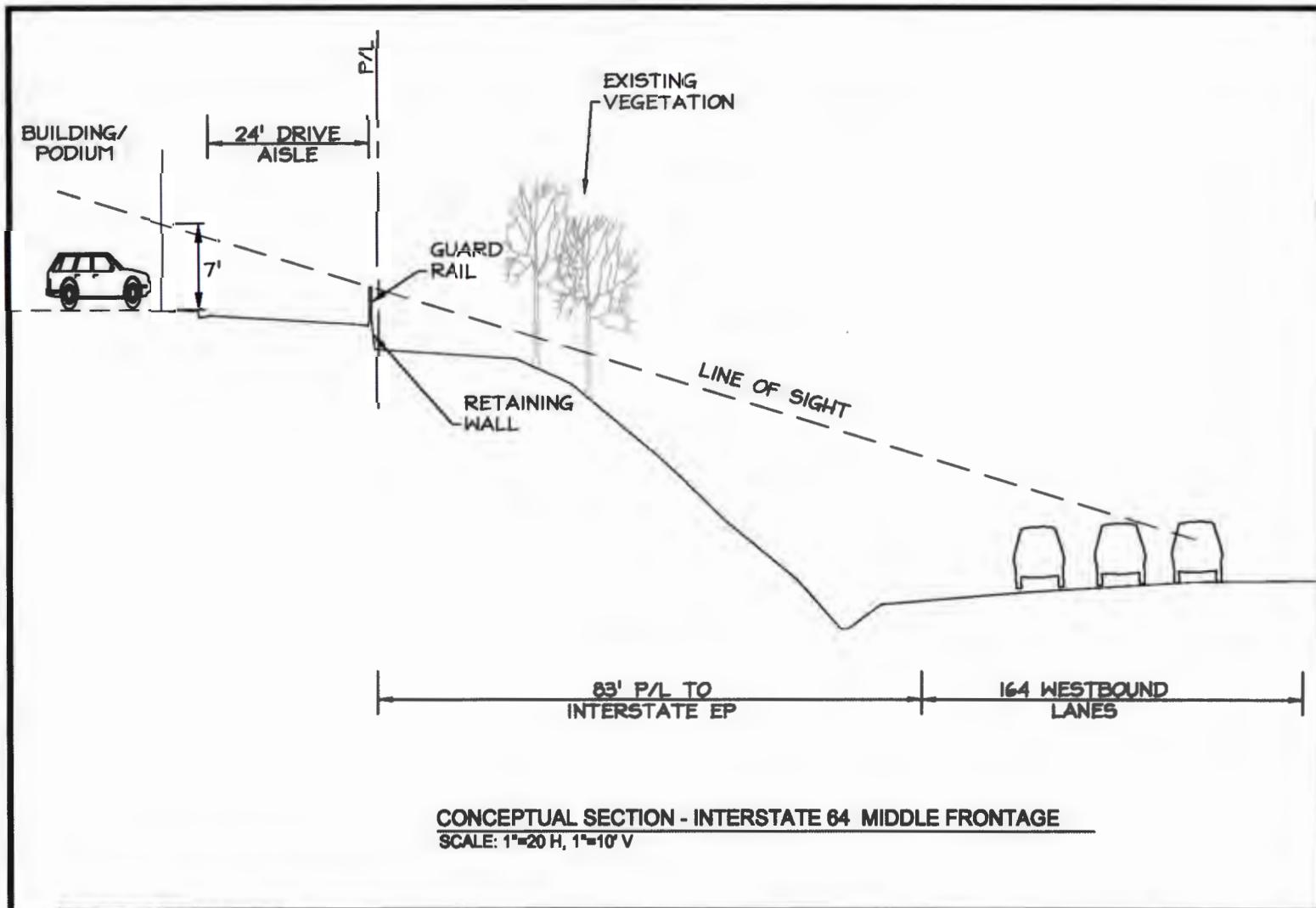
M MCKINNEY AND COMPANY
planning • design • construction
Prepared for Commonwealth Properties, LLC.
Date: 4/6/18

Conceptual Section 5
Cox Road Apartments
16436-17

COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations





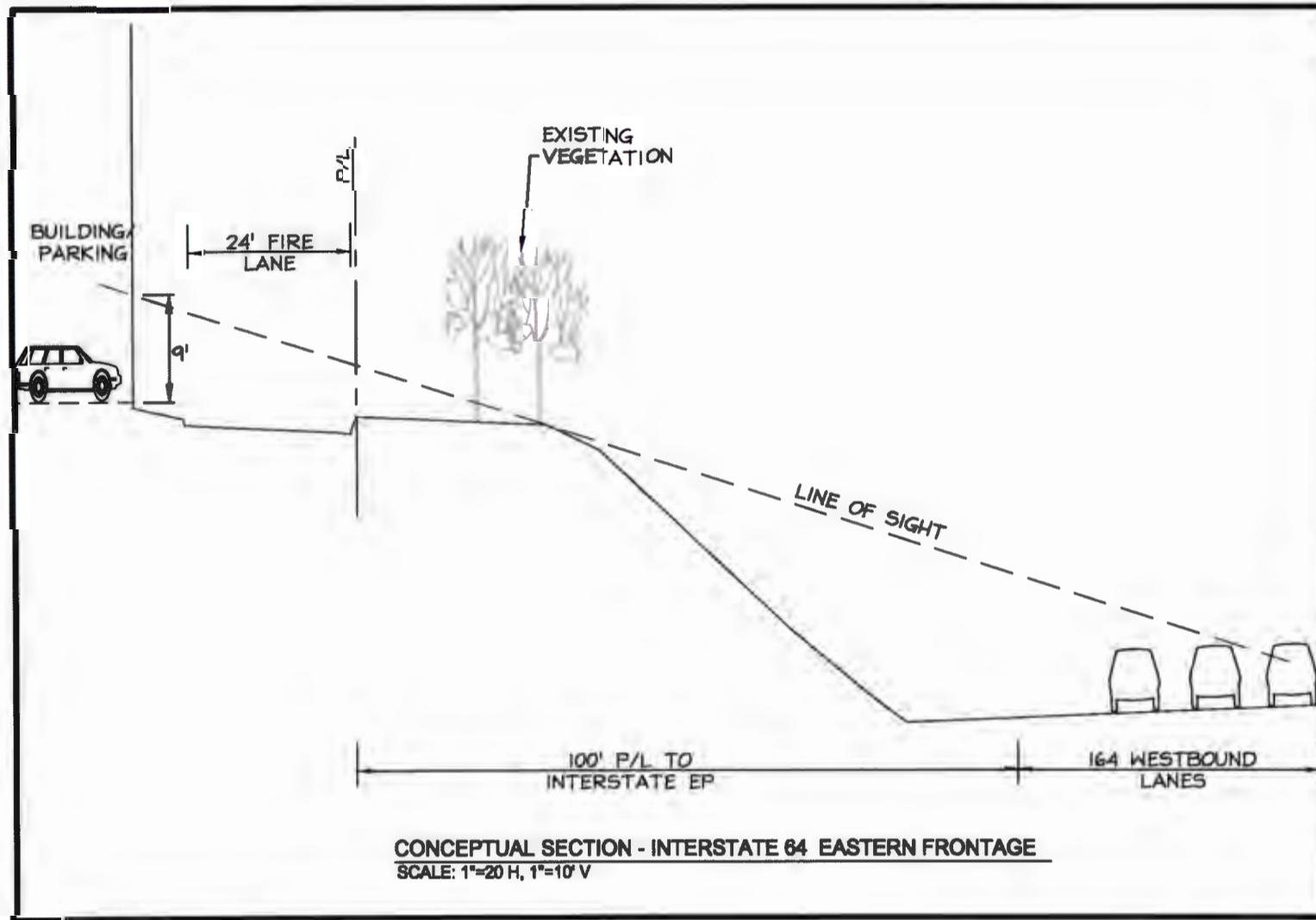
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Prepared for Commonwealth Properties, LLC.
Date: 4/6/18

Conceptual Section 6
Cox Road Apartments
16436-17

COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations





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Prepared for: Commonwealth Properties, LLC.
Date: 4/6/18

Conceptual Section 7
Cox Road Apartments
16436-17

COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations





- i. Minimum screening requirements.
 - i. The minimum planting area width for screen landscaping shall be ten feet. The screen landscaping strip shall not be located in areas identified for public improvement projects or in public easements but may be located within the Cox Road right-of-way.
 - ii. The screen landscaping strip shall consist of existing vegetation, proposed landscaping, berms, an opaque wall, or a combination thereof.
 - iii. Berms within the screen landscaping strip shall have a maximum slope of two to one.
 - iv. If a proposed use within the UMU district abuts an incompatible or less intense district or use, the landscape buffer between the districts or uses shall be a minimum of thirty-five feet. The director of planning may approve an alternative buffer that minimizes the adverse effects on the less intense district or use.

COX ROAD MULTI-FAMILY DEVELOPMENT

j. Streetscape planting.

- i. Applicability. Streetscape plantings shall be required on or along the main entrance drive from Cox Road and on or along Cox Road. Required streetscape planting on or along Cox Road may be planted in the Cox Road right-of-way. No streetscape planting shall be required along the Interstate 64 frontage.
- ii. Minimum requirements.
 - A streetscape planting strip at least eight feet wide shall be located adjacent to the main entrance drive from Cox Road and adjacent to Cox Road.
 - Trees, shrubs, groundcovers, ornamental grasses, flowers and turf grasses shall be planted within the planting strip.
 - Canopy trees shall be planted a maximum of thirty-five feet on-center. The director of planning may allow greater spacing to avoid conflicts or to recognize major design features.
 - Ornamental trees shall be planted a maximum of twelve feet on-center. The director of planning may allow greater spacing to avoid utility conflicts or to recognize major design features. The use of ornamental trees as street trees shall be limited to areas with overhead constraints.
 - Shrubs and ornamental grasses within the streetscape planting strip shall be maintained at a maximum height of thirty-six inches or thirty inches within a sight distance triangle.



k. Parking lot landscaping requirements.

i. Parking lot landscaping shall contain:

- An average of four trees for each one hundred feet of road frontage, with the exception of driveways and Interstate 64 frontage if screening either is not required or is provided by a wall or fence pursuant to Subsection (h)(ii) above. Such trees shall be evenly spaced along the right-of-way frontage, located within ten feet of the edge of the main entrance drive roadway pavement, and placed between the edge of roadway pavement and sidewalk or within tree wells with grates if sidewalks are constructed parallel to the roadway. This requirement may be satisfied if such trees are located within the right-of-way. Such trees shall be regularly trimmed so that the bottom six to eight feet of the tree trunk remains clear of branches and vegetation.
- A continuous line of evergreen shrubbery planted along the entire perimeter of a parking lot abutting a street (excluding Interstate 64 frontage if screening

either is not required or is provided by a wall or fence pursuant to Subsection (h)(ii) above) not more than ten feet behind the trees along the required right-of-way frontage. The shrubbery must be at least two feet high when planted and shall be regularly trimmed for appearance and height not to exceed three and one half of a foot. This requirement may be satisfied if such shrubbery is located within the Cox Road right-of-way.

- ii. Parking lots shall be landscaped in general accordance with the master plan. Parking decks, podiums and other structured parking areas shall not require internal landscaping.

8. Common area, open space and preservation requirements.

- a. At least ten percent of the entire project shall consist of conservation, recreation and open space areas for the common use and enjoyment of residents, visitors and employees within the UMU district and shall be clearly delineated in the project's master plan. A reduced percentage may be approved by provisional use permit. These areas may be distributed throughout the project and may include bodies of water, historic sites, works of art, outdoor recreation and public meeting areas, courtyards, swimming pools, plazas, dog parks and spas, fitness centers, club and game rooms, interior and rooftop gathering areas, landscaping, fountains, sidewalks and bike paths and buffer areas. Internal bikeways and pedestrian walkways and hallways shall connect open space areas. Common areas and open space shall be located to enhance the living environment and pedestrian-oriented uses. Common open space may be aggregated in large areas. Common areas may be conveyed and shall be maintained and controlled in accordance with the covenants required by this article.



- b. Environmental protection, wetland, floodplain, other environmentally sensitive areas, and stormwater management and "best management practices" (BMP) areas are not counted in meeting minimum open space area requirements unless they are used as a design feature or recreational amenity.
- c. Common areas and areas designated for open space and recreation shall be designed and arranged in order to provide maximum use and accessibility to all owners or residents of the project or by the public if dedicated for public use.
- d. When recreational facilities are not included in the project, the common area shall contain land other than floodplains, steep slopes, wetlands and resource protection areas that is of sufficient size and suitable for recreational uses such as swimming pools, playgrounds, ballfields, tennis courts and similar uses.
- e. Natural common areas shall be protected and maintained during the development process as required by the applicable provisions of Article VIII and Chapter 10 of the Henrico County Code. During the development process, natural common areas shall not be used for storing, filling or dumping of any materials and shall not be denuded, defaced or otherwise disturbed without the prior approval of the

appropriate county department and the director of planning. If disturbed, such areas shall be restored by the developer or owner to the condition existing prior to the disturbance, including the removal of dead or damaged trees, stumps, and remnants in accordance with an appropriate plan containing performance guarantees approved by the director of planning.



- f. Common areas shall be maintained by the developer or owner of the project until they are conveyed to a property owners' association whose members shall be owners of property in the project. The common areas shall be held by the owners' association for use and enjoyment of its members. If the developer or owner conveys the common area to an owners' association, deed restrictions and covenants, in form and substance satisfactory to the county attorney, shall provide that any assessments, charges or costs of maintenance of the common areas constitute a pro rata lien upon the individual properties inferior in lien and dignity only to taxes and bona fide duly recorded first deeds of trust on each property or lot.
- g. Areas dedicated to the county for public use, other than streets dedicated by the subdivision plat, shall be conveyed to the county only in a manner and form approved by the county attorney.

9. Lighting

- a. Purpose. The purpose of UMU district lighting standards is to encourage good lighting practices designed to conserve energy and money, minimize glare, protect the use and enjoyment of surrounding property, and increase nighttime safety, utility, security, and productivity.
- b. Applicability. The provisions of this section shall apply to any project in the UMU district.
- c. Lighting standards.
 - i. All outdoor lighting fixtures shall be limited to the types of fixtures contained in the project's master plan.
 - ii. Light source locations shall be chosen to minimize the hazards of glare. The height of freestanding lighting fixtures shall not exceed twenty feet, except that no more than four lighting fixtures may extend to thirty-five feet at the intersection of public or private streets unless otherwise approved by the director of planning.
 - iii. Illumination shall be measured at grade at the property line and shall not exceed one footcandle ten feet outside the property line unless the director of planning finds there will be no adverse effect on adjacent property or public safety.



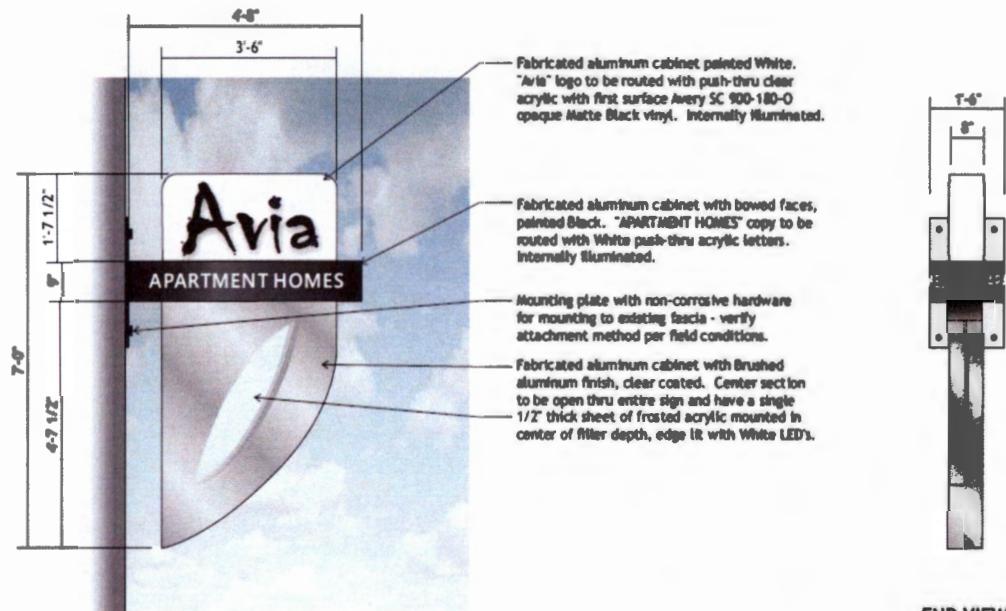
- d. Streetlights. Streetlights shall be installed by the applicant and shall comply with the following:
- i. Street lighting shall maintain an average illumination between one half and one and one half of a footcandle unless an alternative level of illumination is approved by the director of planning or county traffic engineer for safety purposes.
 - ii. Streetlight poles shall be designed and placed in accordance with VDOT or county standards. Placement of the streetlight poles shall be coordinated to be on or near the side property lines of residential dwelling units.
- e. Parking lot lighting requirements. Adequate lighting shall be provided for surface parking facilities used at night. The average required lighting intensity to be provided in all parking areas is one footcandle; provided, however, that the lighting intensity for parking lots adjoining a right-of-way or residential area shall not exceed one footcandle ten feet outside the property line unless the director of planning finds there will be no adverse effect on adjacent property or public safety.
- f. Submittal requirements. A lighting plan shall be submitted with each plan of development that details the location and specifications of all lighting provided. An ISO footcandle diagram shall also be provided to indicate the level and extent of proposed lighting.
10. Parking. Notwithstanding any other requirements with respect to off-street parking set forth in Section 24-96 of the Henrico County Code, the following provisions shall be applicable in the UMU district:
- a. Minimum spaces. The minimum number of parking spaces required for uses in the UMU district shall be as follows:
- i. For nonresidential uses, the minimum parking is:
 - Restaurant: One space per one hundred and fifty square feet of gross floor area.
 - Retail: One space per two hundred and fifty square feet of gross floor area.
 - Office: One space per three hundred square feet of gross floor area.
 - Hotel/motel: One space per bedroom.
 - Other nonresidential uses shall provide parking as required by Section 24- 96(b) of the Henrico County Code.

- ii. For residential uses, one parking space per one bedroom, studio, loft or efficiency dwelling unit shall be provided, and one and one-half parking spaces per two or more bedroom dwelling unit shall be provided, but such parking requirement may be reduced by providing a parking study to be approved by the planning commission at the time of any plan of development review.
- b. Off-site parking. Off-site parking accessible by sidewalk, trail, or other improved pedestrian way which is located within one thousand feet of a publicly accessible entrance of the building may be used in the calculation of the required parking for a nonresidential use.
- c. Parking garage. Parking within a garage or within an enclosed or covered space may be counted toward meeting off-street parking requirements.
- d. On-street parking – private streets. On-street parking on private streets shall count towards any nonresidential off-street parking requirements, provided that such parking is not counted for any other use and is located within one thousand feet of its intended use.
- e. On-street parking – public streets. On-street parking on public streets shall count towards twenty-five percent of any nonresidential off-street parking requirements, provided that such parking is not counted for any other use and is located within one thousand feet of its intended use.
- f. Shared parking agreements. The applicant shall provide documentation, such as shared parking agreements, of the allocation of off- and on-street parking for all proposed uses with each application for a building permit or change of use or at the request of the director of planning.



11. Comprehensive sign program. Notwithstanding any other requirements in Section 24- 104.1, the following provisions shall be applicable in the UMU district:
 - a. The master plan shall include a comprehensive sign program to coordinate all nonpublic signage visible from the exterior of a building within the UMU district, unless otherwise approved by the director of planning.
 - b. The following signage and variations shall be permitted in addition to signage allowed under Henrico County Code section 24-34(p)(2):
 - i. Two freestanding signs shall be allowed for each leasing office, amenity area and parking deck/area not to exceed twelve square feet and five feet in height. The sign(s) may be erected within an outdoor plaza or other areas on the property.
 - ii. Blade signs are permitted as projecting signs and shall not exceed twenty square feet in area.

- iii. Awning and canopy signs may be internally lit.
- iv. Project signs may be up to 100 square feet in the aggregate.
- v. Other project signage. Additional signage related to reserved parking areas, directionals, handicap parking and access, lobbies, and addresses may be allowed or required by governmental law or regulation.



COLOR SPECIFICATIONS

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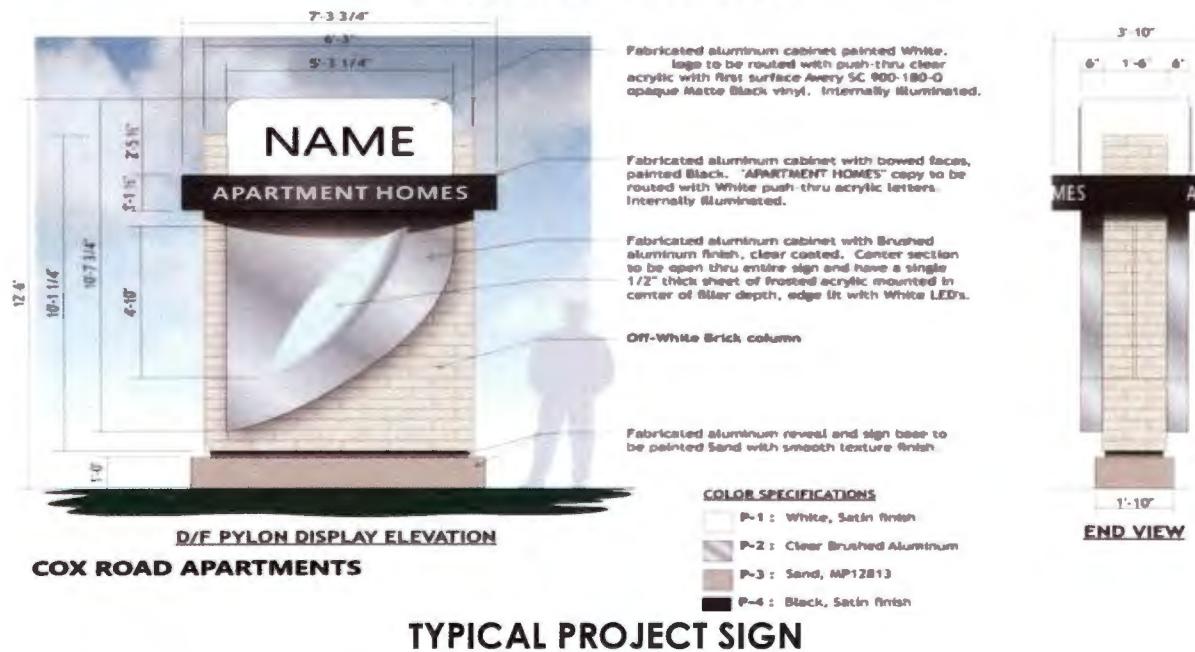


TYPICAL BLADE SIGN

COX ROAD MULTI-FAMILY DEVELOPMENT



TYPICAL LEASING SIGN



COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations

12. Dwellings in special flood hazard area. Notwithstanding the provisions of Subsection 24-95(u)(1) of the Henrico County Code, a mixed-use structure may be constructed in the special flood hazard area as defined in Section 24-3 of the Henrico County Code if it meets the following requirements:
 - a. The structure is located on property zoned UMU; and the structure, or any portion thereof, is located within three hundred feet of the James River;
 - b. The construction complies with the specific requirements of the Uniform Statewide Building Code and its incorporated standards for construction in special flood hazard areas;
 - c. There must be vehicular access to the structure above the base flood elevation;
 - d. No portion of the structure below the base flood elevation may be enclosed on all sides;
 - e. The lowest enclosed floor is a minimum of one foot above the base flood elevation and is not used for residential purposes, and
 - f. The structure is at least forty-five feet in height and contains more than forty residential units.
13. Covenants required. Each tract of land within a project shall be under the supervision or control of a unified, central authority for the life of the project. To this end, restrictive covenants shall be recorded for each tract to be developed. Proposed restrictive covenants shall be submitted to the planning office for review and approval as to form satisfactory to the county attorney prior to any formal approval for development within the UMU district, and they shall be recorded prior to building permit approval. The covenants shall, at a minimum, provide for the creation of a property owners' association; maintenance of individual sites, common area, open space, landscaping and buffering and private streets; and minimum development and operational standards for each tract. The covenants shall also provide that any assessments, charges and costs of maintenance of common areas shall constitute a pro rata lien upon the individual lots or units subject to the covenants, inferior in lien and dignity only to taxes and bona fide duly recorded first deeds of trust on each lot or unit.

14. Roads. Roads, driveways, and parking areas shall be designed and constructed in accordance with pavement design standards and specifications of the department of public works unless the directors of planning and public works find there will be no adverse impact on public safety. A licensed engineer shall certify construction of the roadways to such standards in a phase of a development prior to the issuance of any occupancy permit in that phase of the development.



15. HVAC screening. HVAC and mechanical equipment shall be screened from view at ground level. Screening shall consist of landscaping or materials used in the principal building's exterior.
16. Commercial vehicles. Parking of any commercial vehicle exceeding ten thousand pounds gross weight, or any commercial trailer or wrecker, is permitted only when loading, unloading, or working at or near the location where it is parked.

17. Improvements. Improvements including, but not limited to, private streets, streetlights, sidewalks, and encroachments shall be maintained by the developer or owner of the project until they are conveyed to a property owners association whose members shall be owners of property in the project. If the developer or owner conveys the improvements to an owners' association, deed restrictions and covenants, in form and substance satisfactory to the county attorney, shall provide that any assessments, charges, and costs of maintenance constitute a pro rata lien upon the individual properties inferior in lien and dignity only to taxes and bona fide duly recorded first deeds of trust on each property or lot.
18. Public water and sewer. All projects shall be served by public water and sewer.
19. Utility lines underground. All new utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within the project. All junction and access boxes shall be screened with appropriate landscaping.
20. Outside storage and refuse containers. There shall be no outside storage of any equipment, materials or supplies. Refuse containers shall be completely screened from view by means of an opaque fence or wall that is architecturally compatible with the buildings on the site. Such containers shall be serviced only between the hours of 6:00 a.m. and 12:00 midnight.
21. Architectural and site design policies. In accordance with the Innsbrook Area Study, the following architectural and site design policies shall be encouraged in the UMU District:
 - a. Placement of plazas, pocket parks, village greens, squares, courtyards and other outdoor gathering spaces is encouraged.



- b. The use of complementary colors, exterior finish materials, landscaping, signs, and building designs is encouraged in order to give new developments a unified appearance.
- c. Stormwater management facilities should be either below ground or incorporated into the development as a useable amenity space with landscaping, seating, and walkways.
- d. Buildings should be organized to create a pattern of individual blocks, creating pedestrian-friendly spaces and streetscapes, while screening parking areas. Where logical, newly created streets should be built and named to provide continuity to existing streets.
- e. Blocks should not exceed six hundred fifty feet in length unless it is necessary to accommodate variations in building types, to protect natural features or topography on a site, or to align with existing or planned street connections. When necessary, a mid-block pedestrian access point should be provided to allow pedestrians to cross through the block.
- f. All exterior building walls should provide a finished appearance with high-quality façade materials, windows, public entrances, balconies, variations in building materials and colors, and other features to avoid the appearance of a blank wall.

COX ROAD MULTI-FAMILY DEVELOPMENT

- g. Decorative, pedestrian scale lighting should be provided to enhance the area by creating character and charm. On-site lighting should be of a consistent style and reduced height.
- h. New residential development should be of a high-quality consistent with that of surrounding neighborhoods.
- i. Uniform street tree and lighting standards should be used in all new residential development.
- j. Architectural details and other features should be provided on all sides of the building to avoid blank walls.
- k. Residential buildings with four or more units should vary their setback by a minimum of two feet so that no more than fifty percent of the building is located on the same building line without building wall articulation.
- l. Cantilevered chimneys, gas vent units, closets, and/or storage units should be discouraged. Cantilevered balconies are acceptable
- m. Main entryways for new residential areas should include a landscaped median with a minimum width of five feet, color/ textured paving, and other "gateway" elements.
- n. Service areas and trash enclosures should not be located within an alley's right-of-way and should be enclosed when not in use.
- o. The use of side-, rear-, or alley-loaded garages, or the use of a combination of different garage orientations along a street frontage is encouraged. Street-facing garages should be recessed behind the front façade of the dwelling.
- p. For multi-family developments, garages and carports should be located inside the development and should not face off-site streets or adjacent single-family dwellings (except for Interstate 64 frontage if screened from view).

22. Transit policies. In accordance with the Innsbrook Area Study, the following transit policies shall be encouraged in the UMU District:
- a. Promote the development of an interconnected street network that accommodates a variety of transportation modes and preserves existing street network capacity.
 - b. Initial development or redevelopment within each land bay should provide an overall plan depicting a proposed road network for the land bay. This road network should provide multiple routes and intersections to improve traffic circulation.
 - c. Cul-de-sacs or other dead end streets should be avoided unless necessitated by the presence of natural features, established development patterns, or other site constraints.
 - d. Bus service should be extended along W. Broad Street to connect the study area with regional services and employees.
 - e. In order to encourage non-vehicular use, bicycle paths and racks should be provided throughout the study area.
 - f. Businesses and offices should be encouraged to have shared drive access within the development and to major roads.
23. Landscaping, buffering, and open space policies. In accordance with the Innsbrook Area Study, the following landscaping, buffering, and open space policies shall be encouraged in the UMU District:
- a. Natural amenities currently located within the study area, such as streams and large ponds, should be retained and enhanced for public use when practicable.
 - b. Encourage passive and recreational parks and open space to serve as amenities for residents.



- c. Existing mature trees should be maintained and incorporated into site designs when practicable.
- d. Street trees should be provided along new and redeveloped streets at a spacing of no greater than thirty-five feet on center. Tree location should be done in consideration of utility lines (e.g., water and sewer).
- e. Where the right-of-way along a block face includes street trees, new development should continue the existing conditions in terms of the species, configuration, and average spacing.
- f. The areas of landscaped median and streetscape along Cox Road should be maintained and additional landscaped medians and/or streetscapes should be considered for Cox Road and other roadways in the study area as adjacent properties are redeveloped.

- g. Buffers should be established between surrounding single-family residences and other types of nonresidential development. These buffers may include existing vegetation, enhanced landscaping, berms, fences, walls, or any combination of these. They should be sufficient to block headlights from parking areas, help dissipate noise from commercial activities, and prevent uncontrolled pedestrian movement between single-family residences and nonresidential uses.



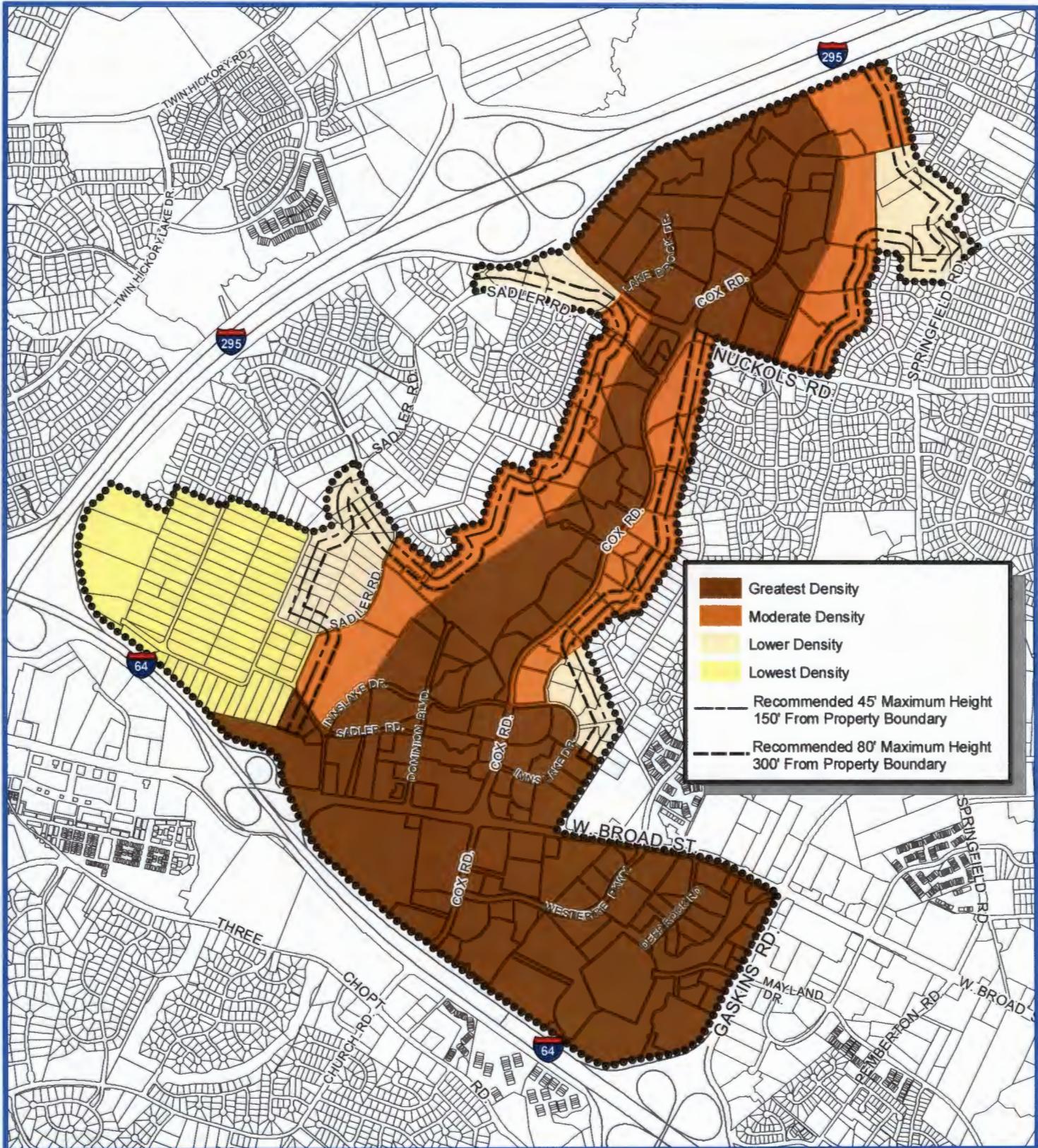
COX ROAD MULTI-FAMILY DEVELOPMENT



HENRICO COUNTY

Vision 2026

Proud of our progress; Excited about our future.



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Feet

Three Chopt District

Prepared by the Henrico County Planning Department
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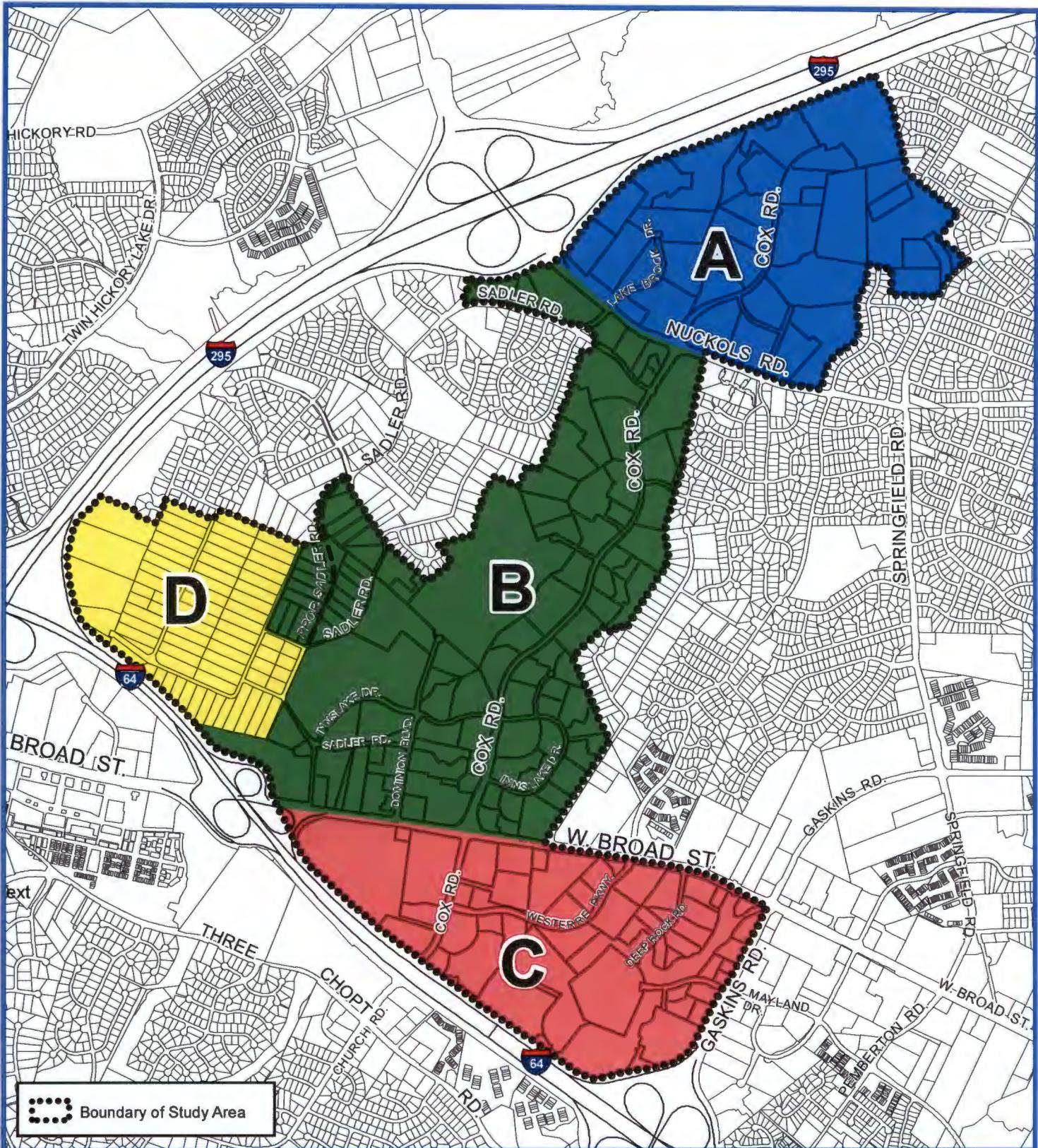
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Innsbrook Area
DEVELOPMENT SCENARIOS



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Innsbrook Area
LAND BAYS

