



REZ2019-00026

Ukrop's Homestyle Foods, LLC

Staff Report for Board of Supervisors Public Hearing
Prepared September 25, 2019

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.

I. PUBLIC HEARINGS:

Planning Commission:	September 12, 2019	Recommended for approval
Board of Supervisors:	October 8, 2019	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	B-2C Business District (Conditional)
Existing Zoning:	O-1 Office District
Acreage:	2.81 Acres
Proposed Use:	Commercial food hall, catering, and office
Location:	Northeast intersection of Patterson Avenue (State Route 6) and Horsepen Road
Magisterial District:	Tuckahoe
2026 Comprehensive Plan Recommendation:	Semi-Public
Parcel Number:	762-740-9594
Zoning of Surrounding Properties:	North: O-1 Office District, R-3 One-Family Residence District South: R-3 One-Family Residence District East: B-2C Business District (Conditional), B-1 Business District West: R-3 One-Family Residence District

III. SUMMARY OF STAFF REPORT:

The applicant proposes to conditionally rezone 2.81 acres from O-1 Office District to B-2C Business District (Conditional) to allow the conversion of an existing church sanctuary into a food hall with catering services, as well as develop a new office building. The 2026 Comprehensive Plan recommends Semi-Public for the site due to the previous use as a church and religious school. The subject property is located at the northeast intersection of Patterson Avenue (State Route 6) and Horsepen Road.

The proposed office building is allowed under the site's existing zoning; however, the proposed conversion of the former sanctuary into a food hall with catering services is first permitted in the B-2 District, giving rise to this request. To address possible impacts from the proposed uses, the applicant has submitted proffers that limit potentially incompatible uses, as well as provide for enhanced buffering of the site from residences to the west.

Although not fully consistent with the recommendations of the 2026 Plan, the intensity of the requested uses would not greatly increase over those currently permitted on the site and would allow reasonable re-use of the property consistent with adjacent sites to the east. Additionally, the proffers should ensure a level of quality consistent with other recent commercial developments in the county and should largely minimize negative impacts on adjacent residents. The applicant has also provided for enhanced pedestrian elements to address concerns noted by residents during the community meetings held on June 19 and August 27, 2019, as well as several smaller meetings with representatives of nearby communities. For these reasons staff supports this request.

The Planning Commission recommended approval of this request at their September 12, 2019 meeting.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The site is located at the northeast corner of the intersection of Patterson Avenue and Horsepen Road, and contains two buildings previously used by various churches, including Bon Air Baptist Church and Sunset Hills Baptist Church. The site is one of several parcels within a triangle that is separated from surrounding residential and commercial areas by Patterson Avenue and Three Chopt and Horsepen Roads. Adjacent uses include the Tuckahoe Volunteer Rescue Squad, Triangle Park office and retail center, and two large water storage tanks owned by Henrico County.

The subject site, as well as the rescue squad, water storage tanks, and Triangle Park office building are all zoned O-1. The retail portion of Triangle Park is zoned B-2C and B-1. Residential areas to the north, west and south across Patterson Avenue and Horsepen Road are zoned R-3 and include the Sunset Hills and Westhampton Hills neighborhoods.

The site is improved with two main structures with access via Patterson Avenue and Horsepen Road. The northern building adjacent to the rescue squad was constructed in 1952. This structure totals approximately 11,000 square feet and includes the original church sanctuary and associated administrative and school space. The 5,200-square foot building closest to Patterson Avenue was constructed in 1971 and served as the main sanctuary for Sunset Hills Baptist Church for a number of years. The site was most recently used as a satellite campus of Bon Air Baptist Church.

The applicant proposes a two-phased development. The first phase would repurpose the former sanctuary building closest to Patterson Avenue for a variety of food service uses. The building would be remodeled to provide eat-in and take-out options for various Ukrop's Homestyle Foods products, including bakery items and prepared foods. Most of these products would be prepared off-site, although the applicant has indicated items such as fried chicken and pizza would be prepared on-site. Catering services would also be provided in the building. Take-out food service and catering requires B-2 zoning.

The applicant also proposes to demolish the older structures on the site closest to the rescue squad, as they are functionally obsolete and require significant funds to maintain. In its place the applicant proposes to construct a new two-story office building approximately 17,000 square feet in size. A courtyard would also be constructed between the food service building and new offices. The office building would be allowed with the site's existing O-1 zoning, and the overall development is generally comparable to the adjacent Triangle Park complex, which consists of a 29,000 square foot office building and 11,000 square foot retail center.

Proffered conditions submitted by the applicant reference the attached conceptual plan and architectural requirements for the future office building. The proffers also prohibit a number of potentially incompatible business uses, and detail standards for the proffered buffer along both Patterson Avenue and Horsepen Road. Sidewalks would also be provided along those roadways.

Other proffers submitted by the applicant address additional protections for adjacent residents, including:

- Any new building would be consistent architecturally with the existing sanctuary building on site.
- Hours of trash removal and parking lot cleaning would be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. Hours of construction would also be limited.
- Parking lot lighting would be limited to 25' in height and produced from concealed sources.
- Mechanical equipment, dumpsters and loading docks would be screened from public view.
- Signage would be limited to 8' in height and constructed on a brick or stone base.

The submitted proffers are generally consistent with other recent retail and business development in close proximity to residential uses and provide a number of protections for adjacent residents; however, the applicant is encouraged to provide proffer language detailing the architectural requirements and height limits for any new building, including building materials consistent with the existing level of quality on the property.

The 2026 Comprehensive Plan recommends Semi-Public for the subject property, a designation associated with facilities such as places of worship. This request is not consistent with this designation; however, because a place of worship was no longer deemed viable on the property by the previous owners, review of adjacent land use recommendations can provide guidance for appropriate uses on the subject site that are not consistent with the Semi-Public designation. Adjacent property to the east is designated Commercial Concentration and Office. The Commercial Concentration designation supports business uses with a level of intensity consistent with the requested B-2 zoning.

The proposed food hall would likely have a similar impact to a restaurant, and the 5,200 square foot building would be comparable in size to other restaurants in the area. Business uses on the property would be a similar distance from existing residences as the businesses in the adjacent

shopping center, indicating impacts from the proposed use could be mitigated. Additionally, the proposed office building is currently allowed on the property and the overall development is smaller than adjacent properties that have served the community for many years. For these reasons, the requested zoning and use could be appropriate on the subject site.

While the proposed use could be appropriate, the applicant continues to work with adjacent residents, the Virginia Department of Transportation (VDOT) and the Department of Public Works regarding the existing and proposed vehicular entrances into the site. VDOT has indicated the existing entrance on state-maintained Patterson Avenue would need to be modified to accommodate the proposed change in use. The applicant is working directly with VDOT to determine the required modifications, which will likely eliminate at least some turn movements into the site from Patterson Avenue. Final details regarding this access, as well as required improvements and possible relocation of the site's Horsepen Road entrance, are issues more typically addressed as part of the plan of development review for the site.

The Department of Public Works has indicated Horsepen Road will need to be widened along the site's frontage. The applicant has indicated widening could be accommodated within the existing right-of-way; however, nearby residents have expressed concern about this widening, as it would eliminate the gravel areas used for parking within the right-of-way of Horsepen Road. The applicant has provided proffer language that would provide for the requested widening as part of the second phase of development unless otherwise requested by the county at the time of plan of development review. To address concerns raised by nearby residents the applicant has also committed to providing a crosswalk and pedestrian signal at the intersection of Normandy Drive and Horsepen Road to facilitate pedestrians crossing Horsepen.

Staff believes the requested zoning and use could be appropriate on the subject site. While not fully consistent with the 2026 Comprehensive Plan designation of Semi-Public, additional commercial uses would be a logical expansion of the adjacent development pattern. The submitted proffers should provide reasonable protections for the adjacent community, and development of the site would be generally consistent with other similarly situated properties in the community. Additionally, access to the site will require specific review and approval during the plan of development process, which should address concerns regarding traffic impacts from the development. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their September 12, 2019 meeting.

V. COMPREHENSIVE PLAN ANALYSIS:

2026 Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Semi-Public for the subject site. While not fully consistent with this designation, properly designed the proposed development could be in keeping with adjacent business development and would be a logical expansion of the existing development pattern.

Vision, Goals, Objectives and Policies:

This request is most consistent with the following Goals, Objectives and Policies of the 2026 Comprehensive Plan:

- Infrastructure/Service Provision & Growth Coordination Objective 6: Encourage the sensitive infill development of vacant or underutilized parcels in more developed areas of the county to more efficiently utilize existing public facilities.

- Land Use and Community Character Objective 3: Encourage new growth and development that takes into account location and availability of infrastructure and services.
- Land Use and Community Character Objective 39: Protect existing development and residential areas from encroachment by incompatible or inappropriate land uses.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

The following is the approximate number of new trips expected by the proposed development:

Total weekday trips = 860 (430 in, 430 out)

All access points must meet Access Management standards. The existing access on Horsepen Road does not meet these standards. Horsepen Road will need to be widened along the parcel and include curb and gutter and sidewalk. Sidewalk will also be required along the Patterson Avenue side. Pedestrian improvements including ramps, heads, push buttons and crosswalks will need to be provide at the Patterson Avenue/Horsepen Road intersection. Adequate sight distance will need to be demonstrated prior to plan approval.

Virginia Department of Transportation:

The Virginia Department of Transportation (VDOT) recommends that all traffic access Horsepen Rd. and the entrance on Patterson Avenue (Rt. 6) be closed. If the entrance remains, the proposed use of retail, food service and office represents a significant increase in traffic over the existing church use. The entrance on Rt. 6 will thus be subject to the VDOT Access Management regulations. It is highly recommended that this item is addressed as early as possible, preferably prior to rezoning. Turn lane warrant analysis will be required.

Public Utilities Services:

The existing structure on the property is currently connected to both County water and sewer. The Department of Public Utilities has no objection to the proposed commercial, catering and office uses. However, DPU will need to review any building permits for alterations and/or additions to the existing building before any building permits for upfits can be approved. Meter calculations will be required and may indicate an upgrade to the meter is necessary.

Drainage:

- All proposed improvements must comply with all applicable Public Works Environmental Compliance Plan requirements for a single-family residence.
- The site must comply with applicable stormwater quality and quantity requirements.
- Traffic Engineering will determine if any right-of-way dedication or road improvements are required.
- 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.

Schools:

This rezoning request does not involve the addition of any housing and thus does not have any educational impacts.

Division of Fire:

No comments.

Division of Police:

The applicant is encouraged to contact and work with the Special Services 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.

Recreation and Parks Department:

The building is an older building of more than 50 years but has no known historical or architectural significance.

Libraries:

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. REZ2019 00026 Magisterial District Tuckahoe

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] Andrew M. Cordlin 09/19/19
 Signature of Owner or Applicant / Print Name Date

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

CASE REZ2019-00026

September 19, 2019

PROFFERS TO BE SUBMITTED TO COUNTY

1. Concept Plan. The property shall be developed in general conformance with that shown on the concept plans (a) entitled "7250 PATTERSON AVENUE – RE-DEVELOPMENT, CONCEPTUAL SITE LAYOUT – PHASE 1, HENRICO COUNTY, VA", dated July 16, 2019, and last revised July 16, 2019, and (b) "7250 PATTERSON AVENUE – RE-DEVELOPMENT, CONCEPTUAL SITE LAYOUT – PHASE 2, HENRICO COUNTY, VA", dated July 16, 2019, and last revised July 16, 2019, both attached hereto as Exhibit A (see case file) (collectively, the "Concept Plan").
2. Uses. The following uses shall not be permitted on the Property:
 - a. Hotel, motel or motor lodge;
 - b. Funeral home, mortuary and/or undertaking establishments;
 - c. Automotive filling or service stations;
 - d. Gun shop, sales and repair;
 - e. Flea market and antique auction, provided temporary uses, such as food trucks and open markets shall be permitted;
 - f. Billboards;
 - g. Recycling collection facility;
 - h. Service for commercial or heavy duty trucks;
 - i. Commercial parking lot or garage as a principal use;
 - j. Communication towers;
 - k. Carwash as a principal use;



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

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- l. 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 (1950), in effect as of the date of the approvals 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);
 - m. Drive-through facilities (other than for banks or pharmacies);
 - n. Lawnmower, yard and garden equipment, rental, sales and services; and
 - o. Recreation facilities, indoor, including theaters, bowling alleys, skating rinks (ice skating and roller skating), swimming pools, tennis, model racing tracks, electronic video game rooms, bingo halls, archery ranges and similar activities.
3. **Horsepen Crosswalk.** Prior to the issuance of a new certificate of occupancy on the Property, a pedestrian crosswalk with a pole mounted LED rectangular rapid flashing beacon system shall be installed within the public right-of-way of Horsepen Road connecting the southwest corner of the Normandy Drive/Horsepen Road intersection and the Property. A sidewalk or other hard surface approved by the Director of Public Works shall be installed to connect the crosswalk to (a) the improved right-of-way on Normandy Drive, and (b) the drive, access or sidewalk leading into the Property.
4. **Phase II Road Improvements.** If required at the time of the Plan of Development review for any new building on the area of the Property designated on the Concept Plan as "PROPOSED BUILDING PAD AREA" (a "Second Building"), the owner shall construct an additional lane on the northbound Horsepen Road adjacent to the Property and within the existing public right-of-way prior to the issuance of a final certificate of occupancy for such a Second Building. Such improvements shall include, if required at the time of the Plan of Development review for a Second Building, a pedestrian crosswalk and signal within the public right-of-way of Patterson Avenue connecting the southeast corner of the Patterson Avenue/Horsepen Road intersection and the Property.
5. **Second Building Standards.** Any future building on the Property shall be designed so it is compatible with and consistent with the architecture of the existing sanctuary building on the Property. Any new building on the Property shall have exposed exterior walls (above finished grade and exclusive of trim, windows and doors), of brick, glass, EIFS, stone, stone veneer (including artificial stone), split-face block, masonry siding (such as hardi-plank), or architectural-grade metal panels, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished plain concrete block, sheet or corrugated aluminum, asbestos or metal, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review. The exposed portion of each exterior wall surface (front, rear and sides) of each building (excluding rooftop screening



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materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials.

6. **Buffer and Planting Requirements.** A minimum twenty-five (25) foot wide landscaped planting strip planted and maintained to the level of a transitional buffer 25 shall be provided adjoining the boundary of the Property adjoining Patterson Avenue and Horsepen Road pursuant to a phasing plan as required by the County at the time of any Plan of Development review for the Property. Any such planting strip may include supplemental plantings, signage, and/or fencing and other purposes as approved by the Planning Commission at the time of landscape plan review. Roads, drives, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, and signage shall be permitted within such planting strip; provided, any such roads, drives or utility easements shall be extended generally perpendicular through such planting strip unless otherwise approved at the time of Plan of Development approval.
7. **Sidewalk.** A sidewalk a minimum of four (4) feet in width, constructed to Henrico County Standards, shall be provided along the Property frontage with Patterson Avenue and Horsepen Road, pursuant to a phasing plan as required by the County at the time of any Plan of Development review for the Property.
8. **Mechanical Equipment.** Mechanical equipment, including junction boxes, HVAC units, and other exterior mechanical fixtures, shall be screened from public view at ground level from the public streets adjoining the Property, with use of buildings or structures, fencing or wall, landscaping, or such other method as may be approved at the time of Plan of Development review.
9. **Screening.** Any loading docks shall be screened from public view at ground level from the public streets adjoining the Property. Any such screening shall be accomplished with landscaping or a fence or wall using materials that are architecturally compatible with the building(s) utilizing such loading dock(s) unless otherwise approved at the time of Plan of Development review.
10. **Parking lot Lighting.** Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e., shoebox type) and shall be reduced to no more than a security level following the close of business operations. All such parking lot lighting shall be directed away from any adjacent residentially zoned property.
11. **Signage.** Any new detached signs shall be ground mounted monumental-type signs and shall not exceed eight (8) feet in height above grade. The foundation of all ground-mounted signs shall be constructed of brick or stone and, if lighted, such signs shall be externally illuminated. No



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

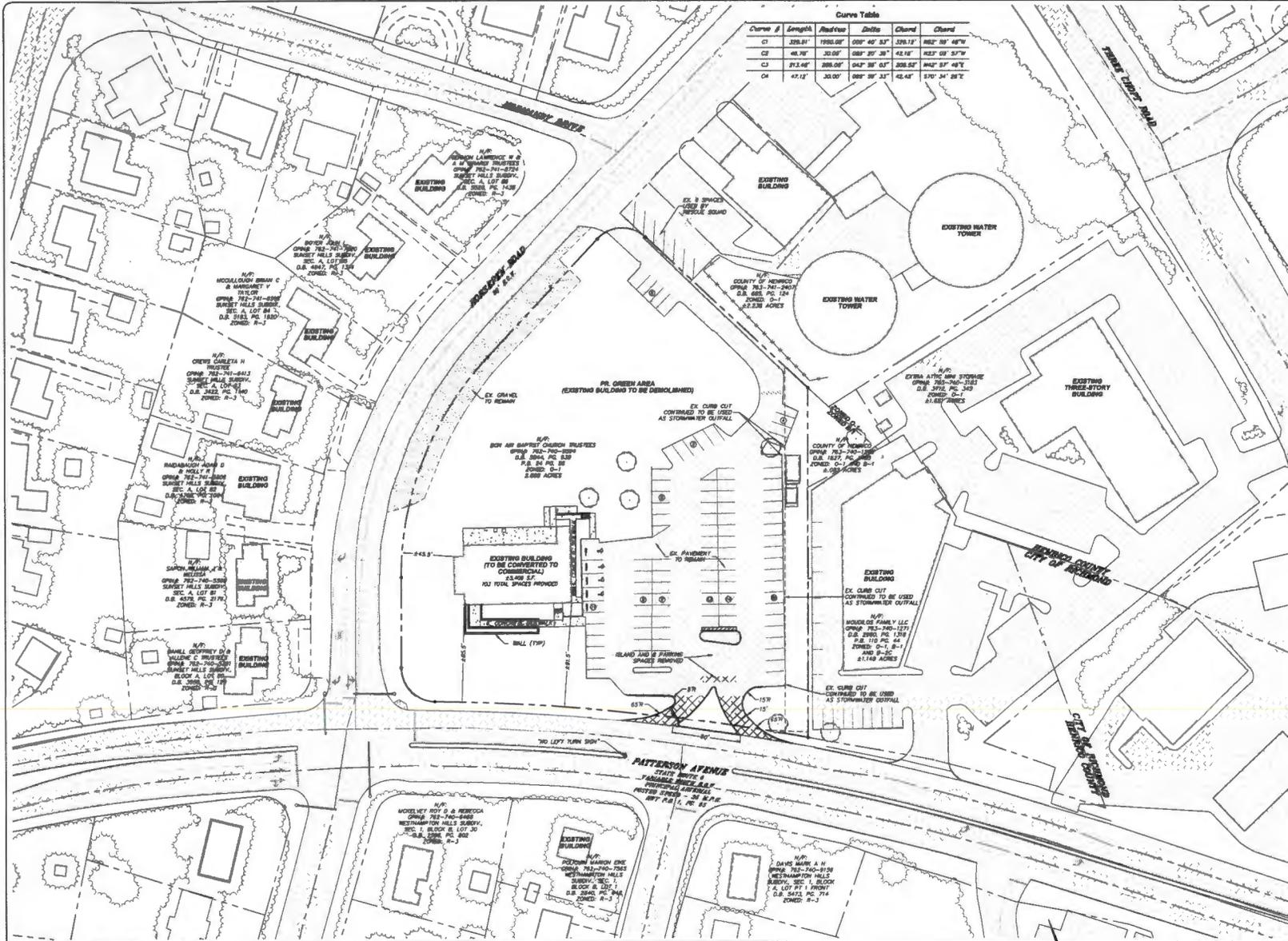
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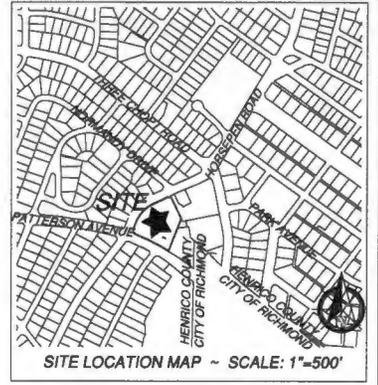
Attention Getting Device (as that item is currently defined in Section 24-3 of the Henrico County Zoning Ordinance) shall be permitted.

12. **Trash Receptacles and Dumpsters.** Dumpsters and trash receptacles, not including convenience containers, shall be screened from public view at ground level at the perimeter of the Property, with brick on three (3) sides complementary to the building it serves. The fourth (4th) side shall have a gate or door that is of a substantial and durable material as determined at the time of Plan of Development review. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore.
13. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
14. **Best Management Practices.** Above ground Best Management Practice structures shall be located outside of any landscaped planting strip within the Property, except as a landscaping amenity or water related feature, or unless approved at the time of Plan of Development review. Any wet pond best management practice structures shall include an aeration feature to move water within such structure.
15. **Hours of Construction.** The hours of exterior construction including operation of bulldozers and other earthmoving equipment, shall be limited to the hours of between 7:00 a.m. and 8:00 p.m., Monday through Friday, and 7:30 a.m. and 5:00 p.m. on Saturday, except in emergencies, work in the public right-of-way, or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Signs stating the above referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbances activities thereon.
16. **Trash Pickup, Parking Lot Cleaning, Leaf Blowing.** Trash pickup, parking lot cleaning and leaf blowing on the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.
17. **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 of the unaffected part of such proffer.



Curve Table

Curve #	Length	Radius	Delta	Chord	Chord
C1	326.91'	1950.00'	00° 40' 53"	326.12'	162' 00" 48" W
C2	48.90'	30.00'	08° 30' 38"	42.16'	182' 00" 57" W
C3	813.46'	388.00'	04° 38' 03"	308.52'	142' 30" 48" E
C4	42.12'	30.00'	08° 30' 38"	42.16'	170' 34' 28" E



GENERAL NOTES:

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS YET TO BE FULLY DETERMINED.

PLANNING AND PROPERTY INFORMATION WAS COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA, PLATS OBTAINED FROM THE COUNTY COURTHOUSE, USGS AERIAL PHOTOS, AND OBSERVATIONS FROM A SITE VISIT. NO FIELD SURVEY WORK WAS DONE WITH THIS CONCEPTUAL LAYOUT. THEREFORE THE PARCEL LINES SHOWN MAY NOT BE ACCURATE. THIS CONCEPT ASSUMES OWNER WILL PROVIDE SURVEY LEVEL BENCHMARK INFORMATION PRIOR TO ADVANCING THE PROJECT BEYOND THE CONCEPTUAL LAYOUT.

A GENERAL REVIEW OF ZONING REQUIREMENTS WAS DONE IN PREPARING THIS CONCEPT. HOWEVER, THE CONCEPT DOES NOT BENEFIT FROM FORMAL MEETINGS AND REVIEWS FROM THE GOVERNMENT AGENCIES HAVING JURISDICTION WHICH MAY IMPOSE ADDITIONAL RESTRAINTS.

SITE AND DESIGN RELATED COMMITMENTS BELONGING BUT NOT LIMITED TO GRADING, STORMWATER MANAGEMENT, BIODIVERSITY, STREAM STABILIZATION, DRY UTILITIES, ENVIRONMENTAL FEATURES, AND EXISTING USE CONDITIONS WERE NOT FULLY CONSIDERED WITH THIS EARLY CONCEPTUAL LEVEL LAYOUT.

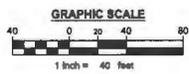
FURTHER REVIEW OF TRAFFIC REQUIREMENTS MAY PROVIDE THE QUANTITY, LOCATION, AND OR CONFIGURATION OF THE ACCESS LOCATIONS SHOWN ON THIS CONCEPT.

Zoning Summary
(ASSUMES APPROVAL OF REZONING)

ZONING DISTRICT: D-1 OFFICE DISTRICT (CURRENT ZONING)		D-2 BUSINESS (REQUIRED ZONING)	
(CHART BELOW IS PER B-3 STANDARDS)			
STORMWATER REGULATION	REQUIRED	PROVIDED	
FRONT YARD SETBACK	15 FT.	315 FT.	
SIDE YARD SETBACK	NONE	>0 FT.	
REAR YARD SETBACK	40 FT.	>40 FT.	
MAX. BUILDING HEIGHT	45 FT.		

**KOONTZ
BRYANT
JOHNSON
WILLIAMS**
1703 North Parham Road, Suite 202
Henrico, Va 23229

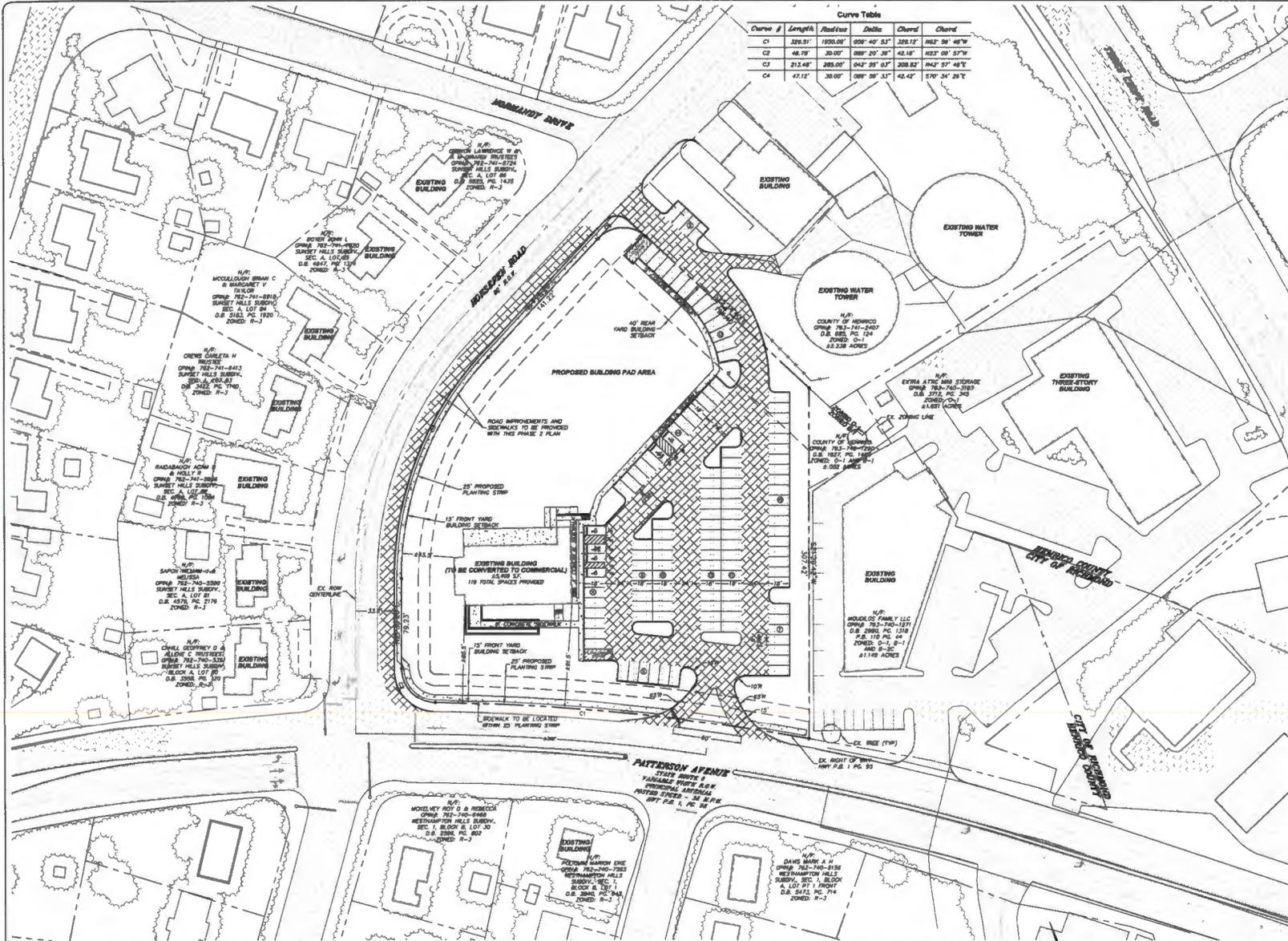
LEGEND
CONCRETE
SIDEWALK/PADS



REZ2019-00026

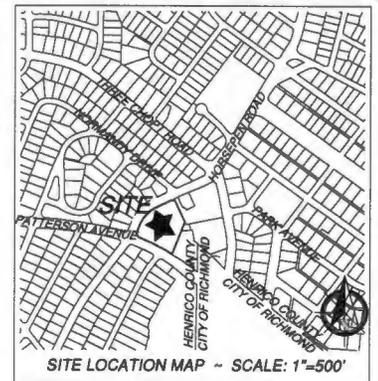
7250 PATTERSON AVENUE ~ RE-DEVELOPMENT
CONCEPTUAL SITE LAYOUT - PHASE 1
HENRICO COUNTY, VA

KRW PROJECT #:	REVISION DATE:	REVISION DESCRIPTION:
19038-001	6/23/2019	PHASE 1 CHANNELIZATION ISLAND
DATE:		
JULY 16, 2019		



Curve Table

Curve #	Length	Radius	Delta	Chord	Chord
C1	326.91'	1995.00'	00° 40' 53"	326.12'	326.12'
C2	46.79'	30.00'	08° 20' 30"	42.16'	42.16'
C3	213.16'	285.00'	04° 55' 07"	208.82'	208.82'
C4	47.12'	30.00'	08° 58' 51"	42.42'	42.42'



GENERAL NOTES

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS NOT YET TO BE FULLY DETERMINED.

PLANNING AND PROPERTY INFORMATION ARE COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA, PLATS OBTAINED FROM THE COUNTY COURTHOUSE, AERIAL PHOTOS, AND INFORMATION FROM A SITE VISIT. NO FIELD SURVEY WORK HAS BEEN DONE WITH THIS CONCEPTUAL LAYOUT. THEREFORE, THE PARCELS LINES SHOWN MAY NOT BE ACCURATE. THIS CONCEPT ASSUMES OWNERS WILL PROVIDE SURVEY LEVEL ROADWAY INFORMATION PRIOR TO ADVANCING THE PROJECT BEYOND THIS CONCEPTUAL LAYOUT.

A GENERAL REVIEW OF ZONING REQUIREMENTS WAS DONE IN PREPARING THIS CONCEPT. HOWEVER, THE CONCEPT DOES NOT BENEFIT FROM FORMAL SERVICES AND REVIEWS FROM THE GOVERNMENT AGENCIES HAVING JURISDICTION WHICH MAY UNCOVER ADDITIONAL CONSTRAINTS.

SITE AND DESIGN RELATED CONSTRAINTS INCLUDING BUT NOT LIMITED TO GRADING, STORMWATER MANAGEMENT, WATER, SANITARY SEWER, STORM SEWER, DRY UTILITIES, ENVIRONMENTAL FEATURES, AND GEOTECHNICAL CONDITIONS WERE NOT FULLY CONSIDERED WITH THIS EARLY CONCEPTUAL LEVEL LAYOUT.

FURTHER REVIEW OF TRAFFIC REQUIREMENTS MAY PROMPT THE QUANTITY, LOCATION, AND OR CONFIGURATION OF THE ACCESS LOCATION SHOWN ON THIS CONCEPT.

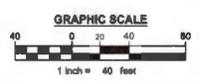
Zoning Summary
(ASSUMES APPROVAL OF REZONING)

ZONING DISTRICT: O-1 OFFICE DISTRICT (CURRENT ZONING)
O-2 BUSINESS (PROPOSED ZONING)
(CHART BELOW IS PER S-2 STANDARDS)

ZONING REGULATIONS	ACCOMMODATED	PROVIDED
FRONT YARD SETBACK	15 FT.	>15 FT.
SIDE YARD SETBACK	NONE	>0 FT.
REAR YARD SETBACK	40 FT.	>40 FT.
MAX. BUILDING HEIGHT	45 FT.	

LEGEND

	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT
	CONCRETE SIDEWALK/PADS



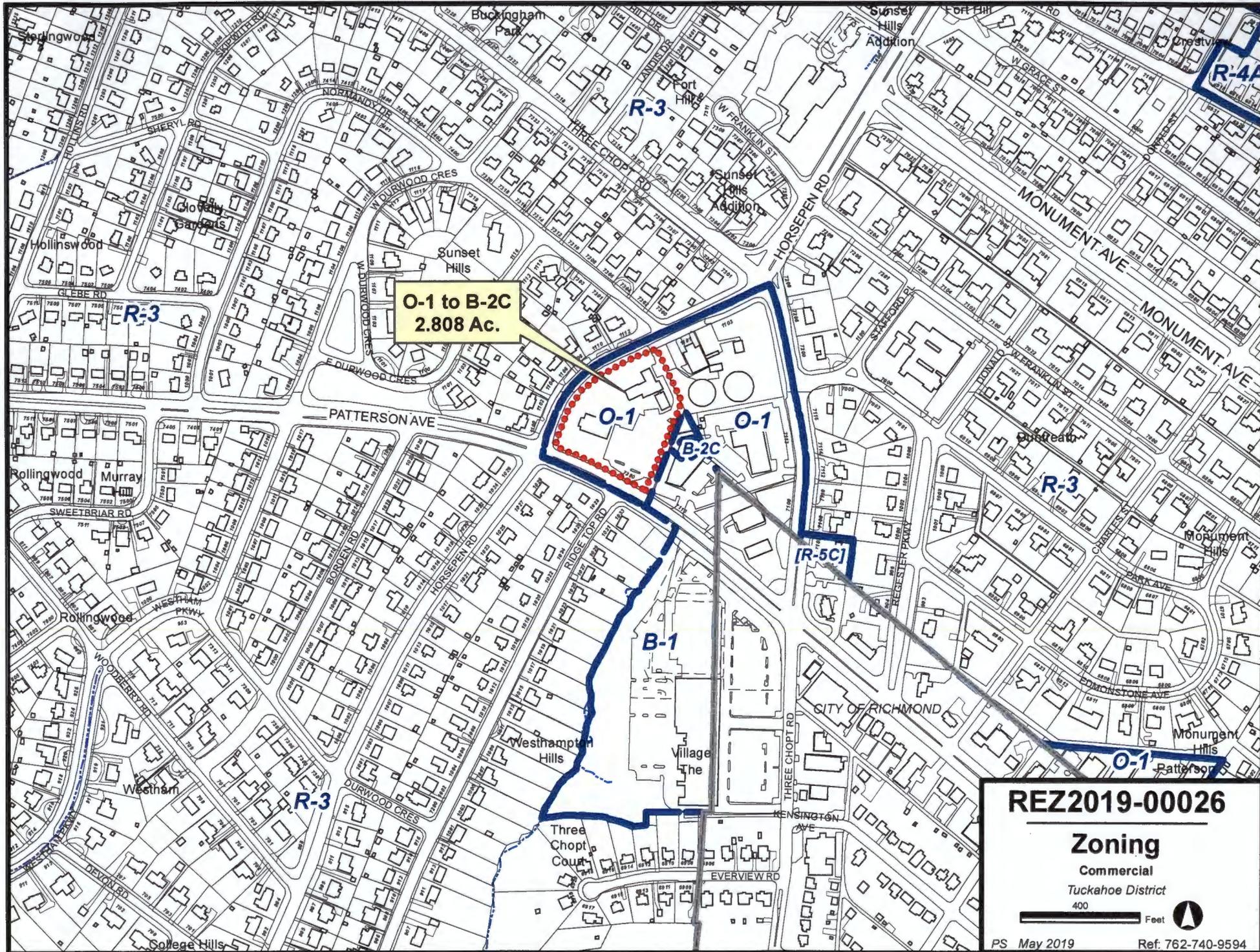
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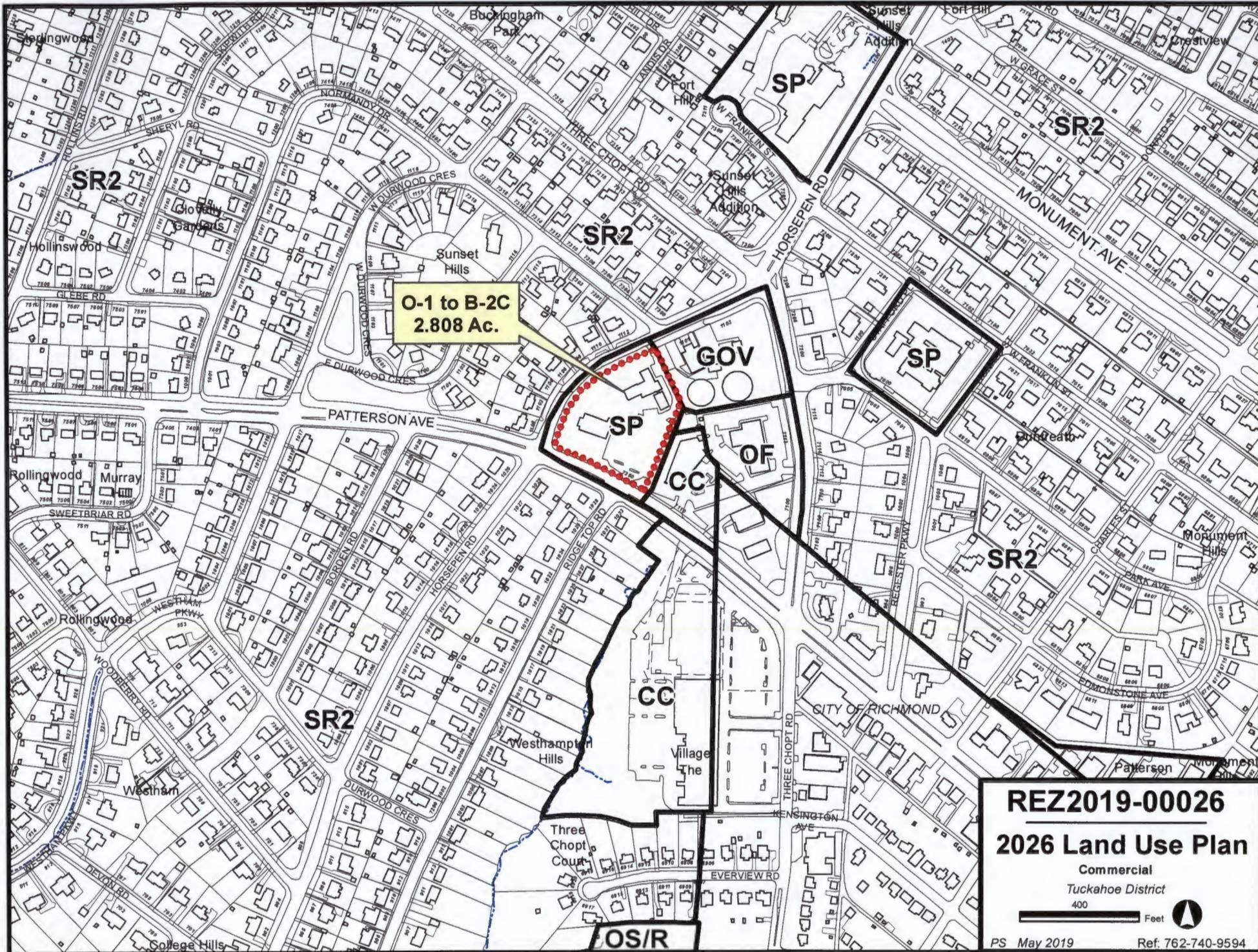
7250 PATTERSON AVENUE ~ RE-DEVELOPMENT
CONCEPTUAL SITE LAYOUT - PHASE 2
HENRICO COUNTY, VA

KBL/W PROJECT #: 19038-001	REVISION DATE: 8/23/2019	REVISION DESCRIPTION: PHASE 1 CHANNELIZATION ISLAND
DATE: JULY 16, 2019		

**KOONTZ
BRYANT
JOHNSON
WILLIAMS**

1703 North Parham Road, Suite 202
Henrico, VA 23229





REZ2019-00026
2026 Land Use Plan
 Commercial
 Tuckahoe District
 400 Feet

PS May 2019 Ref: 762-740-9594