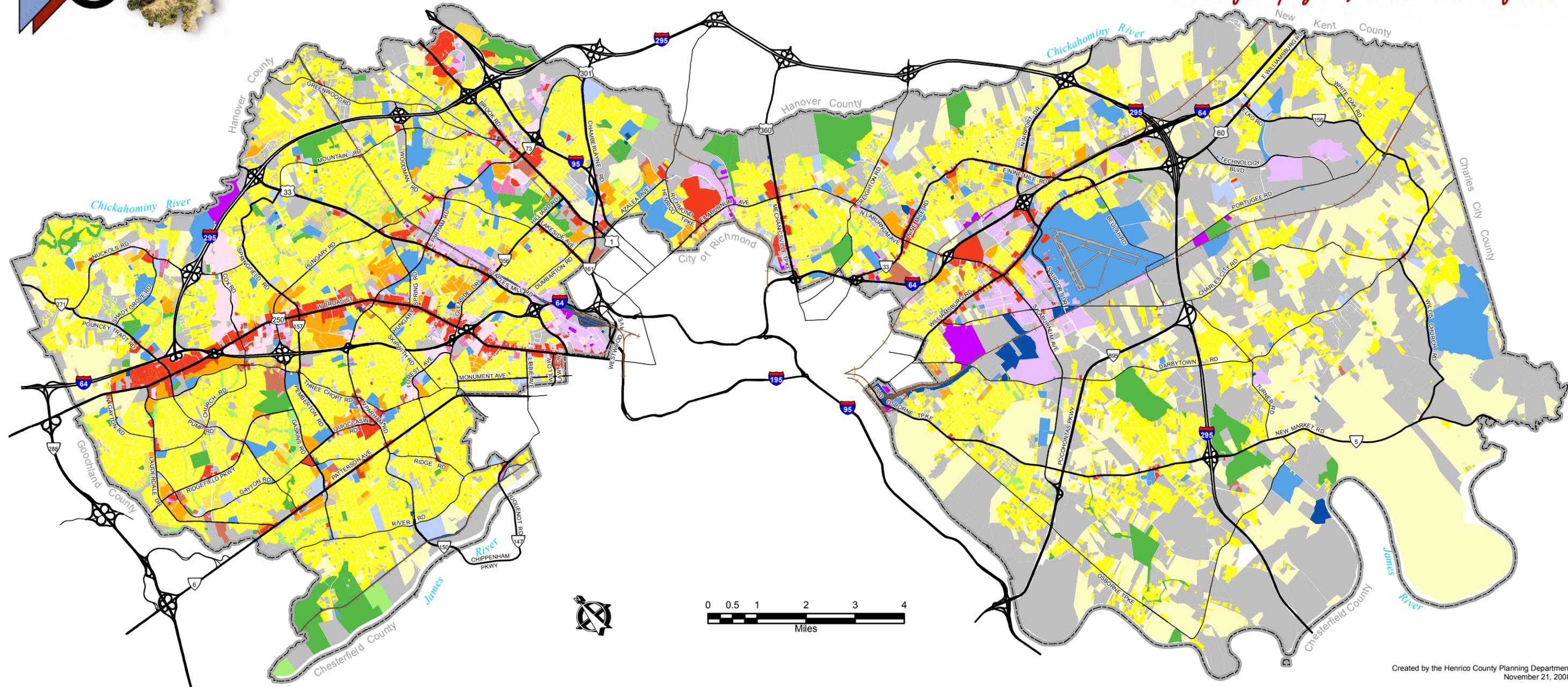


HENRICO COUNTY

Vision 2026



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November 21, 2008

- | | | |
|---------------------------------------|-----------------------------|----------------------------|
| Residential - Single Family - Acreage | Commercial - Office | Public |
| Residential - Single Family | Commercial - Office/Service | Semi-Public |
| Residential - Single Family - OS | Commercial - Retail | Public Service Corporation |
| Residential - Medium Density | Light Industry | Public Right-of-Way |
| Residential - Multi-Family | Heavy Industry | Vacant |
| Residential - Assisted Living | Open Space - Recreation | |

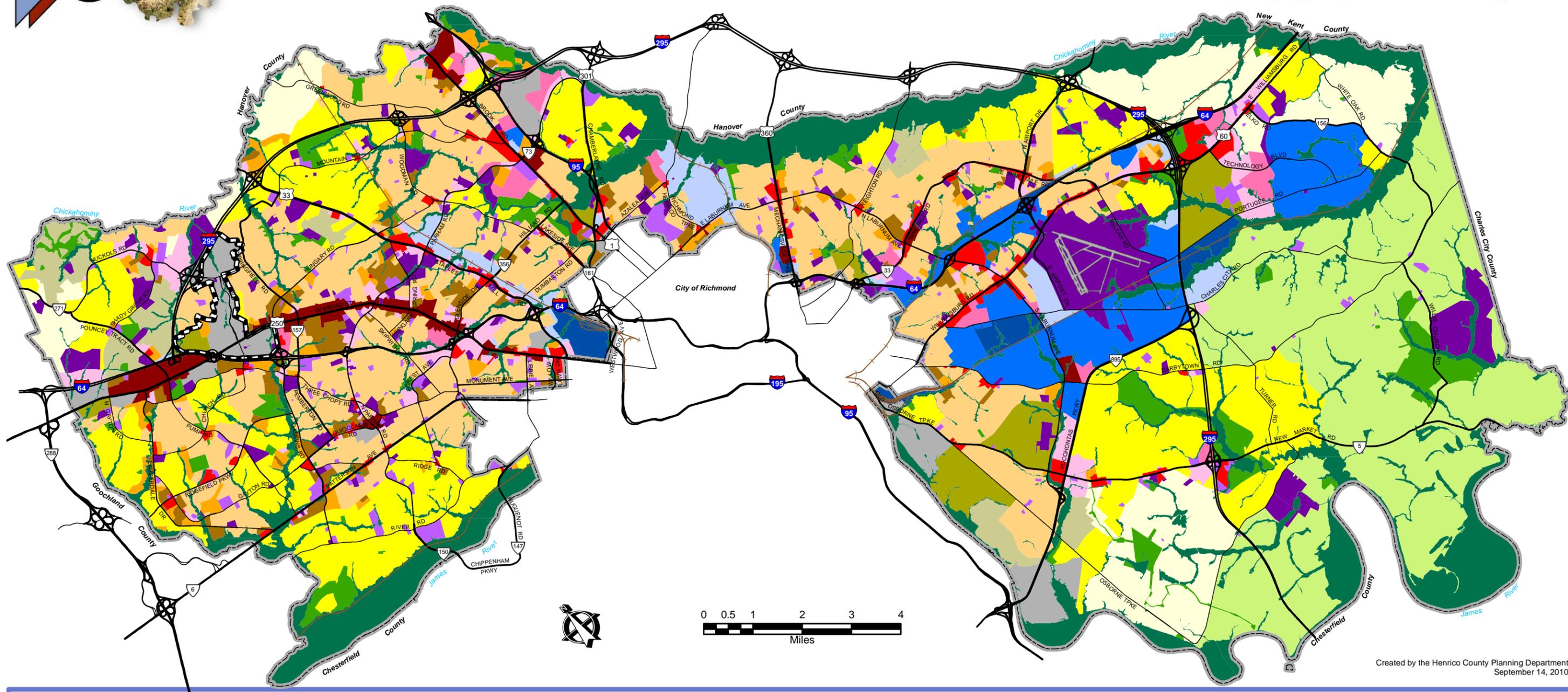
Existing Land Use

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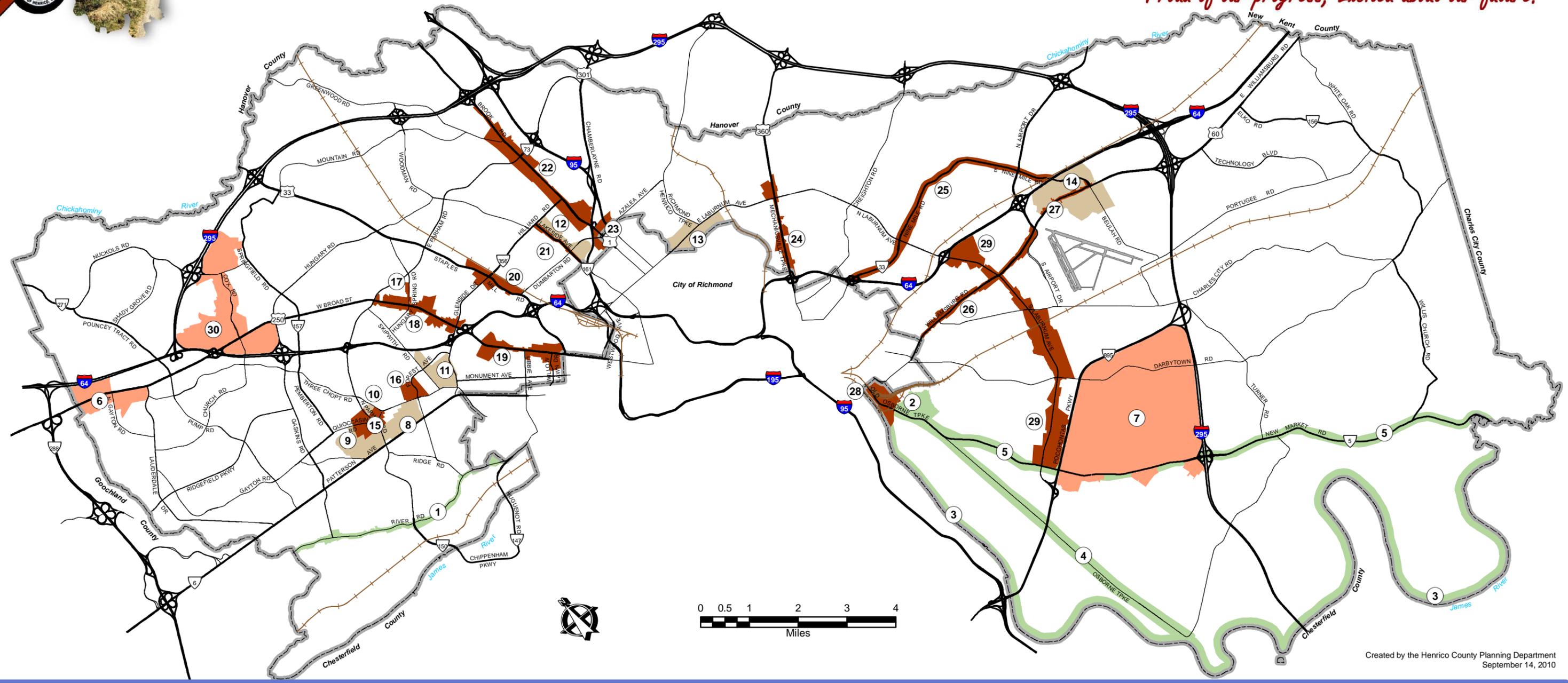
Created by the Henrico County Planning Department
September 14, 2010

- | | | |
|---------------------------------------|--|----------------------------|
| Environmental Protection Area - (EPA) | Multi-Family Residential - (MFR) | Commercial Arterial - (CA) |
| Open Space/Recreation - (OS/R) | Suburban Mixed Use - (SMX) | Light Industry - (LI) |
| Prime Agriculture - (PA) | Traditional Neighborhood Development - (TND) | Planned Industry - (PI) |
| Rural Residential - (RR) | Urban Mixed Use - (UMU) | Heavy Industry - (HI) |
| Suburban Residential 1- (SR1) | Office - (OF) | Government - (GOV) |
| Suburban Residential 2- (SR2) | Office/Service - (O/S) | Semi-Public - (SP) |
| Urban Residential - (UR) | Commercial Concentration - (CC) | |

Urban Development Areas (UDAs)

2026 Future Land Use Map

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- Existing Character Protection
- Mixed-Use/Village
- Neighborhood Enhancement Study
- Revitalization/Reinvestment Opportunity

- EXISTING CHARACTER PROTECTION AREAS**
- 1: RIVER ROAD CORRIDOR
 - 2: MARION HILL
 - 3: THE JAMES RIVER CORRIDOR-EAST
 - 4: OSBORNE TURNPIKE CORRIDOR
 - 5: NEW MARKET ROAD CORRIDOR
- MIXED-USE/VILLAGE AREAS**
- 6: WEST BROAD STREET-WEST
 - 7: VARINA VILLAGE
 - 30: INNSBROOK AREA

- NEIGHBORHOOD ENHANCEMENT STUDY AREAS**
- 8: THE BEVERLY HILLS NEIGHBORHOOD
 - 9: REGENCY PARK/FARMINGTON NEIGHBORHOODS
 - 10: THE RIDGEHAVEN NEIGHBORHOOD
 - 11: THE FORT HILL NEIGHBORHOOD
 - 12: THE BLOOMINGDALE/HERMITAGE COURT NEIGHBORHOOD
 - 13: LABURNUM AVENUE WEST DISTRICT
 - 14: SANDSTON/SEVEN PINES NEIGHBORHOOD

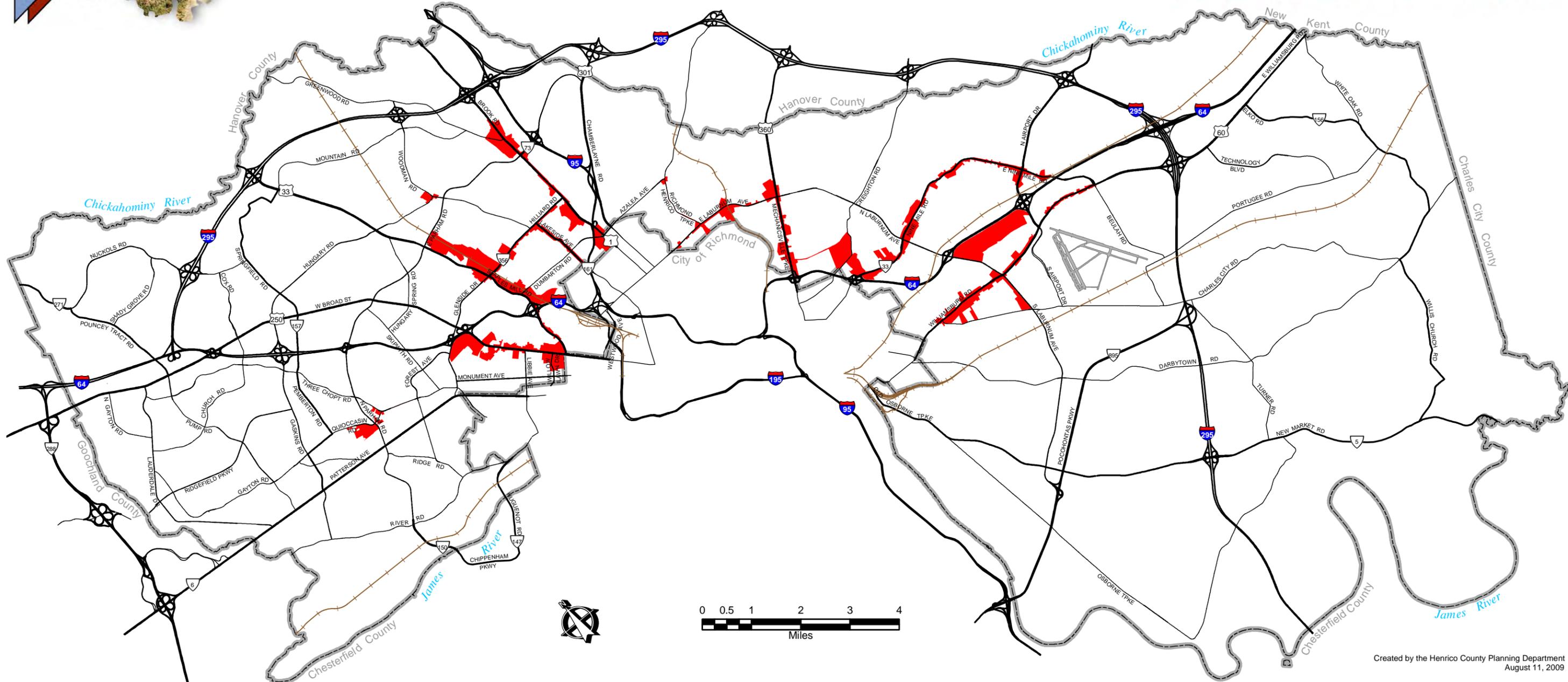
- REVITALIZATION/REINVESTMENT OPPORTUNITY AREAS**
- 15: REGENCY SQUARE AREA
 - 16: THREE CHOPT ROAD AND FOREST AVENUE
 - 17: HUNGARY SPRING ROAD CORRIDOR
 - 18: WEST BROAD STREET CORRIDOR - CENTRAL
 - 19: HORSEPEN ROAD/WEST BROAD STREET CORRIDOR-EAST
 - 20: STAPLES MILL ROAD CORRIDOR
 - 21: LAKESIDE AVENUE CORRIDOR
 - 22: BROOK ROAD CORRIDOR
 - 23: AZALEA MALL AREA
 - 24: MECHANICVILLE TURNPIKE CORRIDOR
 - 25: NINE MILE ROAD CORRIDOR
 - 26: WILLIAMSBURG ROAD CORRIDOR
 - 27: SANDSTON COMMERCIAL AREA
 - 28: ROCKETTS LANDING
 - 29: SOUTH LABURNUM AVENUE CORRIDOR

Special Focus Areas



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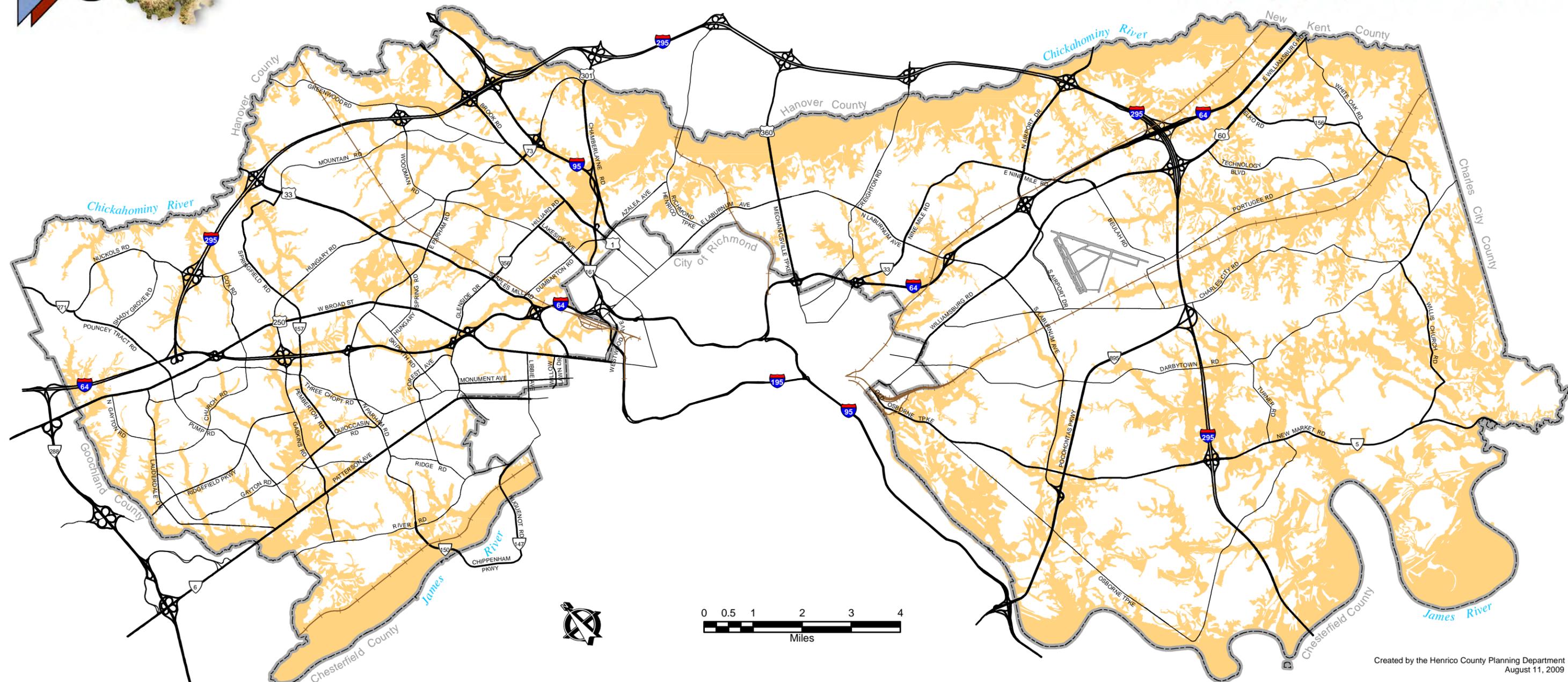
 Enterprise Zone

Enterprise Zone

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 Chesapeake Bay Resource Area

Note: Includes both Resources Management Areas and Resource Protection Areas.

DISCLAIMER: THIS IS NOT AN OFFICIAL MAP

This map is based upon map sources which are imprecise and do not reflect the full extent of current conditions in every respect. This map should be considered as general information only. A field determination is REQUIRED to accurately locate Chesapeake Bay Preservation and Management Areas on individual lots, parcels or specified areas of land. The Department of Public Works should be consulted for the appropriate process for field verification of these features.

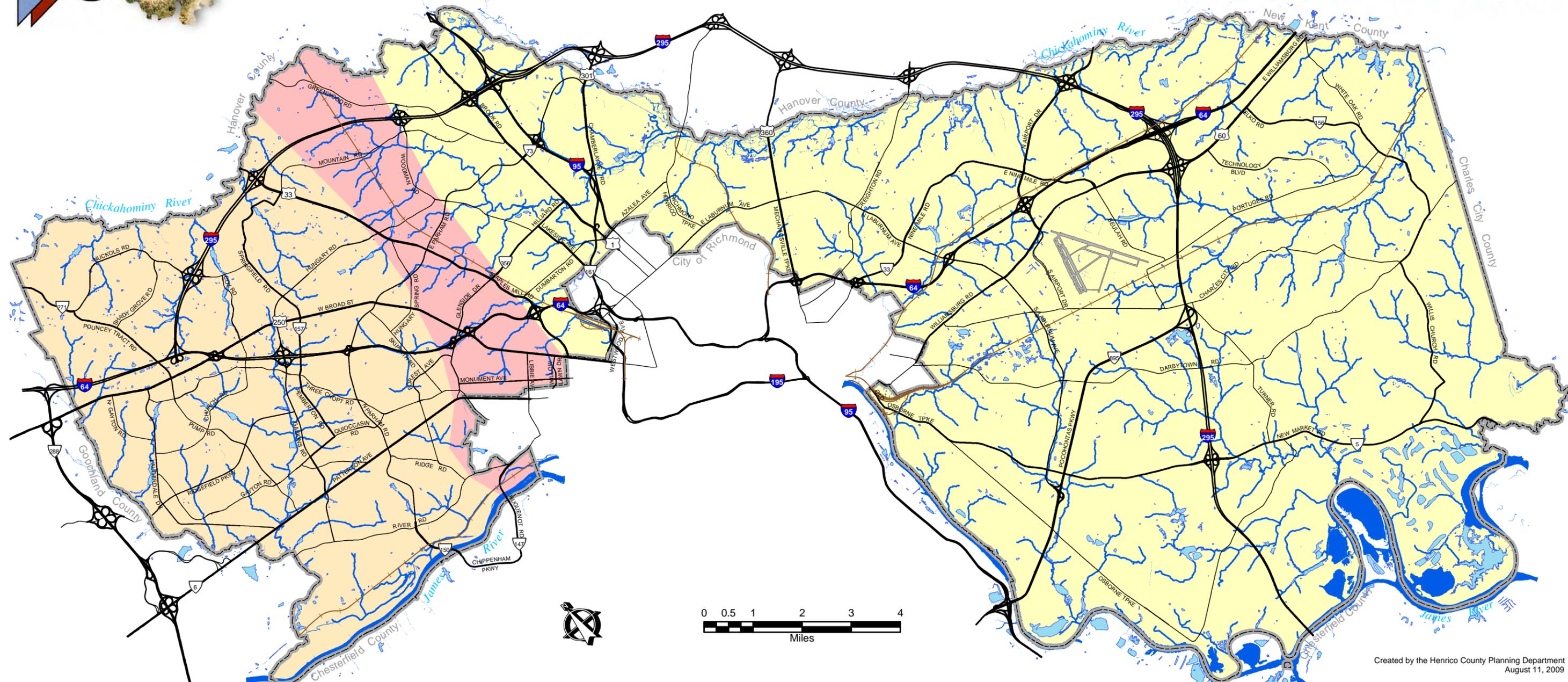
Chesapeake Bay Resource Areas

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- Coastal Plain Province
- Fall Zone
- Piedmont Province
- Rivers and Streams
- Ponds, Lakes, Reservoirs

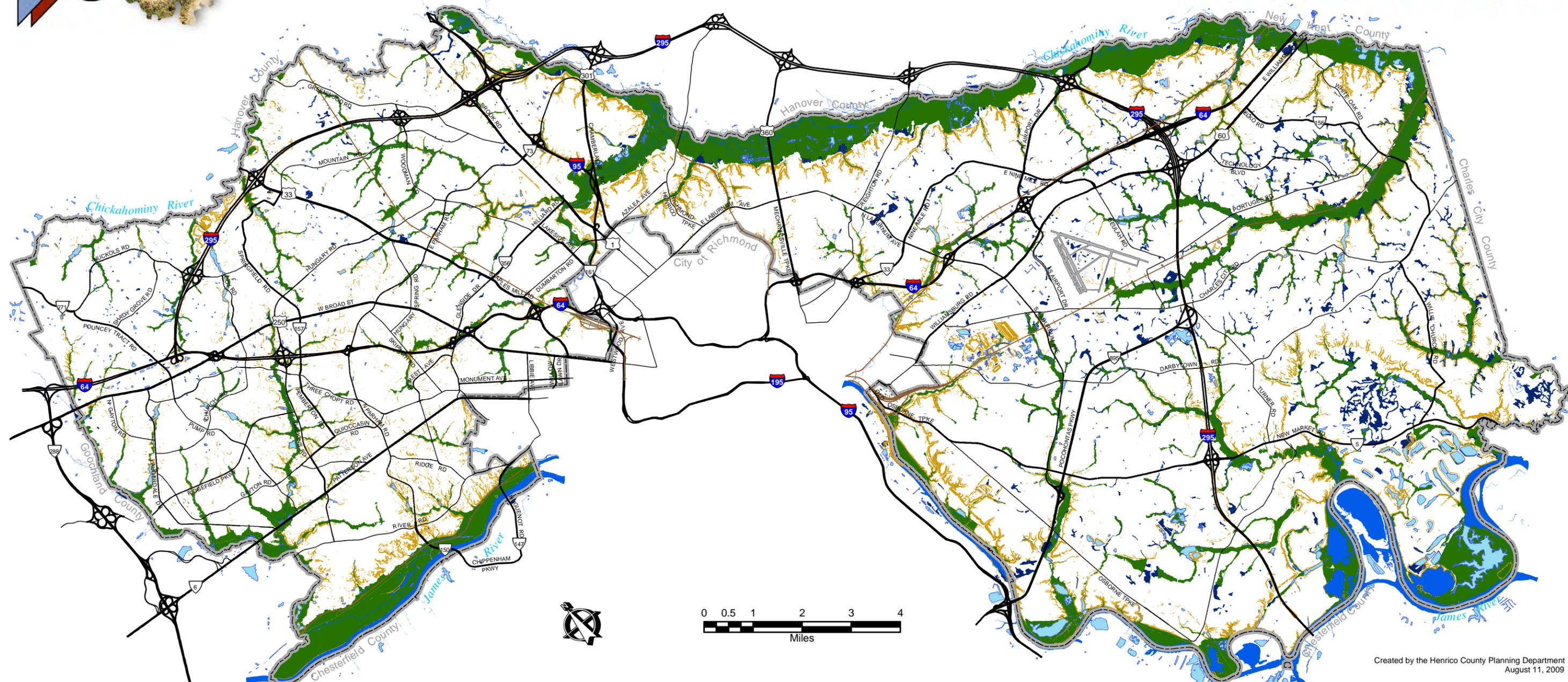
Physiographic Provinces

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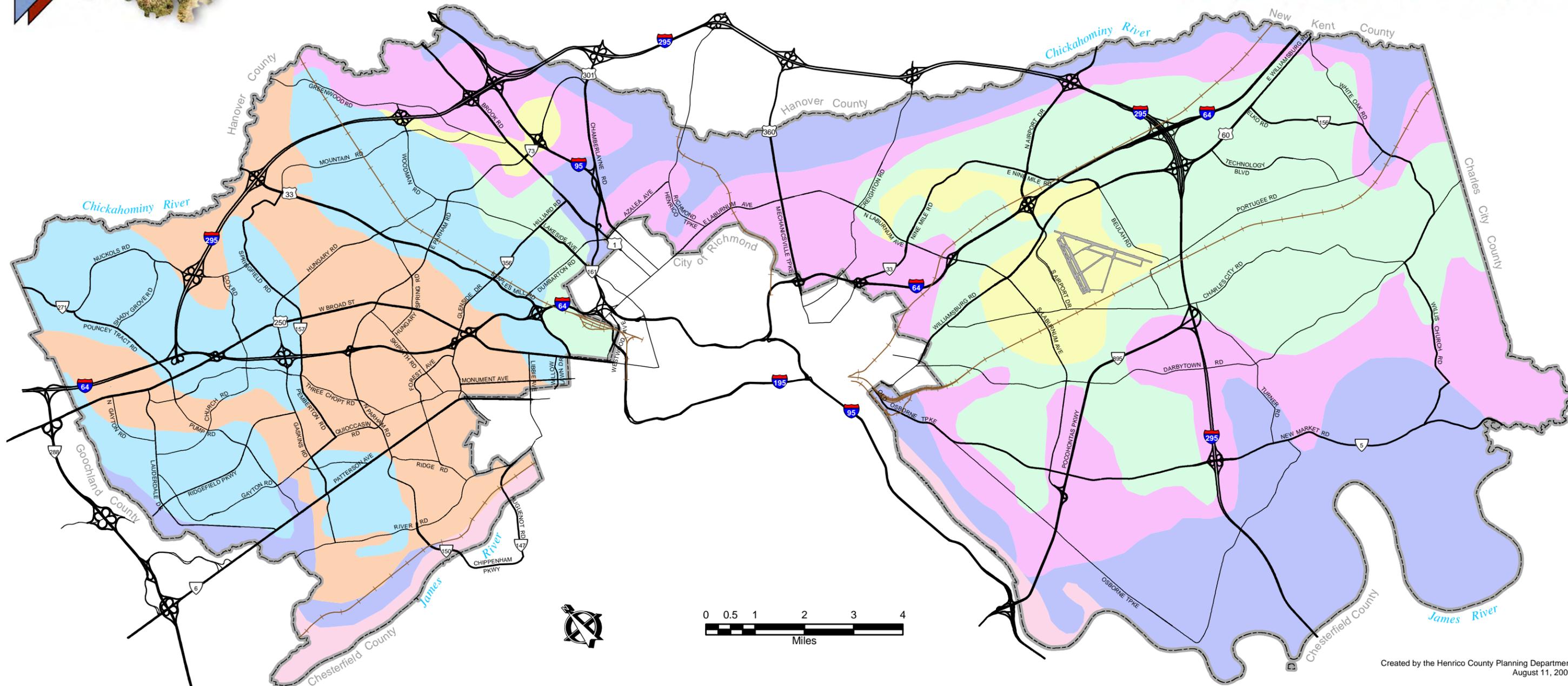
- Wetlands Only
- Floodzones
- Slope over 15%
- Ponds, Lakes, Reservoirs
- Rivers and Streams

Physical Constraints to Development

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- | | |
|---|--|
|  Angie-Pamunkey-Lenoir |  Kempsville-Atlee-Duplin |
|  Appling-Wedowee-State |  Lynchburg-Rains-Coxville |
|  Chewacla-Riverview-Toccoa |  Ochrepts & Udults-Norfolk-Caroline |
|  Colfax-Helen-Borne | |

DISCLAIMER:
Each area outlined on this map consists of more than one kind of soil. The map is intended for general planning purposes rather than a basis for decisions on the use of a specific parcel of land. The detailed soil map on file with the County should be used to determine the specific soil characteristics of a parcel of land.

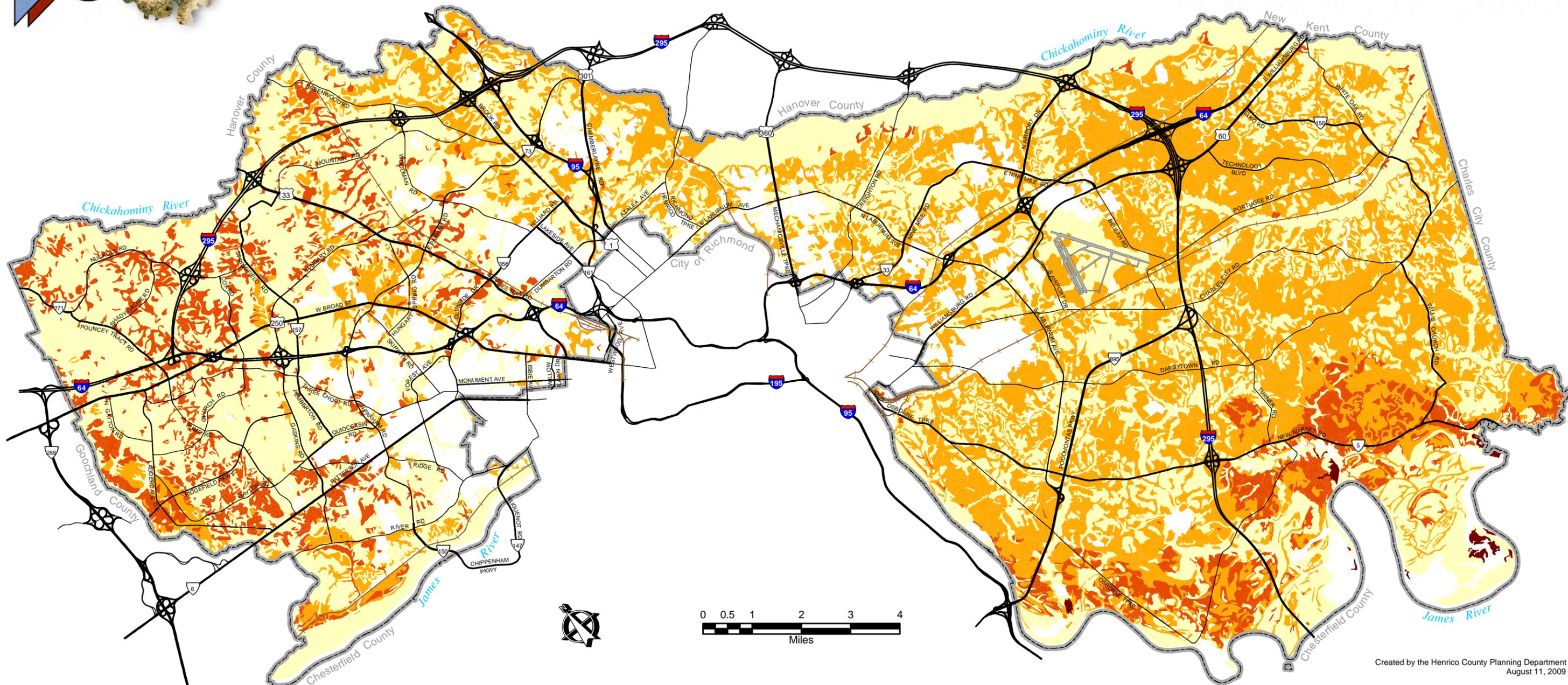
General Soil Associations

HENRICO COUNTY

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Shrink-Swell Potential

- Not Classified
- Low
- Moderate
- High
- Very High

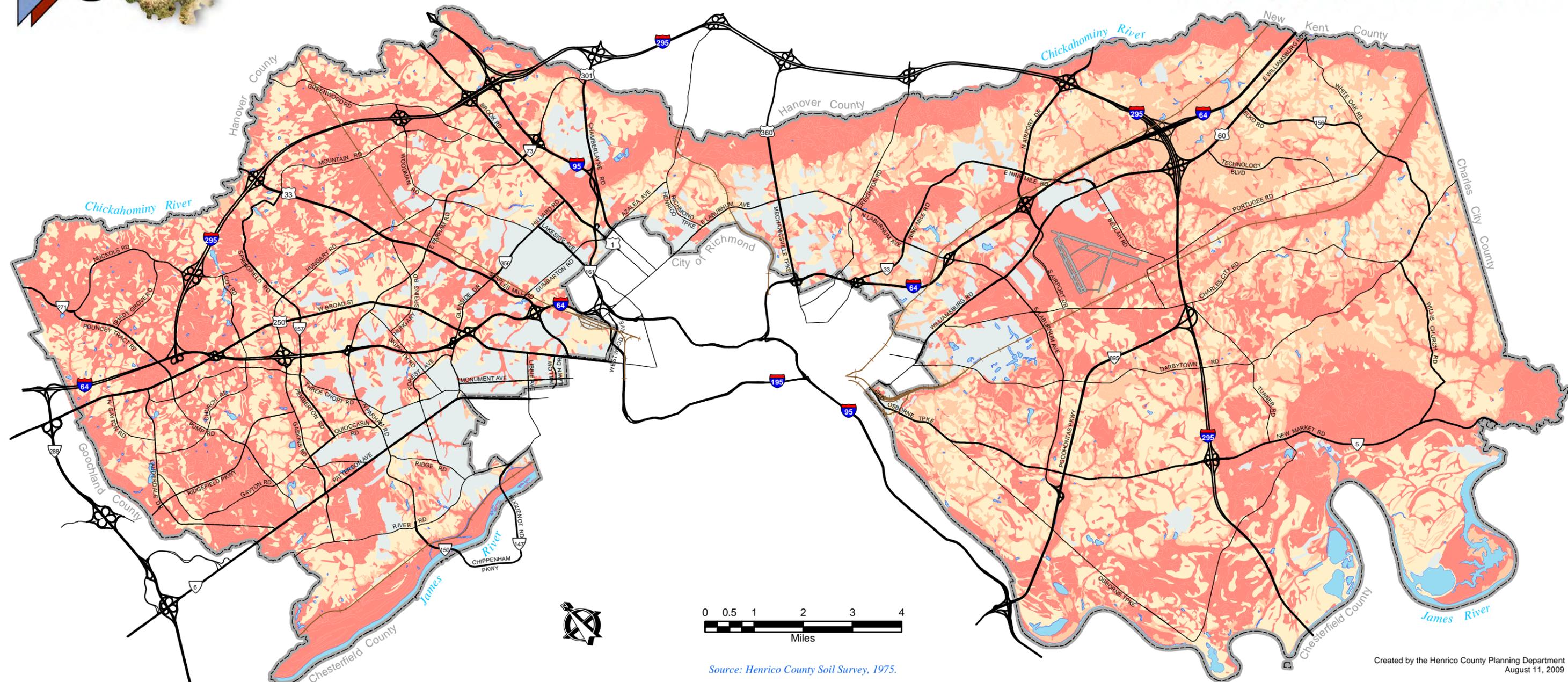
Shrink-Swell Soils



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Source: Henrico County Soil Survey, 1975.

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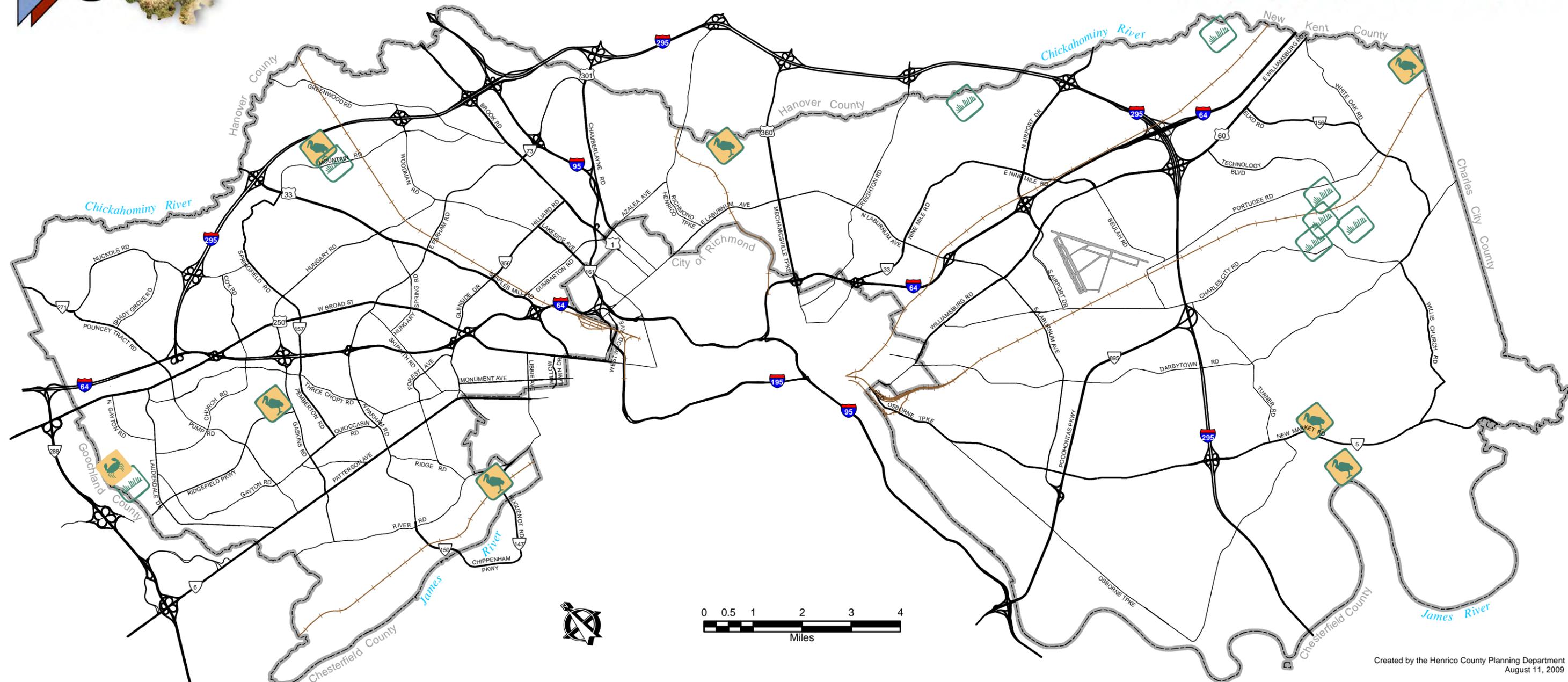
- Not Limited
- Not Rated
- Somewhat Limited
- Very Limited
- Water

Soil Suitability for Septic

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-  Vertebrate
-  Invertebrate
-  Plant

DISCLAIMER:
This map provides a general location of species identified for protection and should be used for general planning purposes only. The locations were derived from information provided by the Henrico County 2015 Parks, Recreation & Open Space Plan, and the Virginia Natural Heritage Program. No map can be considered a definitive statement of the presence of biological elements. This map should not be substituted for a project review or for on-site surveys required for environmental assessment of the specific project areas.

Conservation sites are a tool for representing key areas of the landscape worthy of protection and stewardship action because of the natural heritage resources and habitat they support. Terrestrial conservation sites area boundaries that contain one or more rare plant, animal or natural community. Sites are designed to include the element and, where possible, its associated habitat and buffer or other adjacent land needed for the element's conservation. This map should be used for general planning purposes only. For official boundaries, please consult with the Virginia Department of Conservation and Recreation's Division of Natural Heritage.

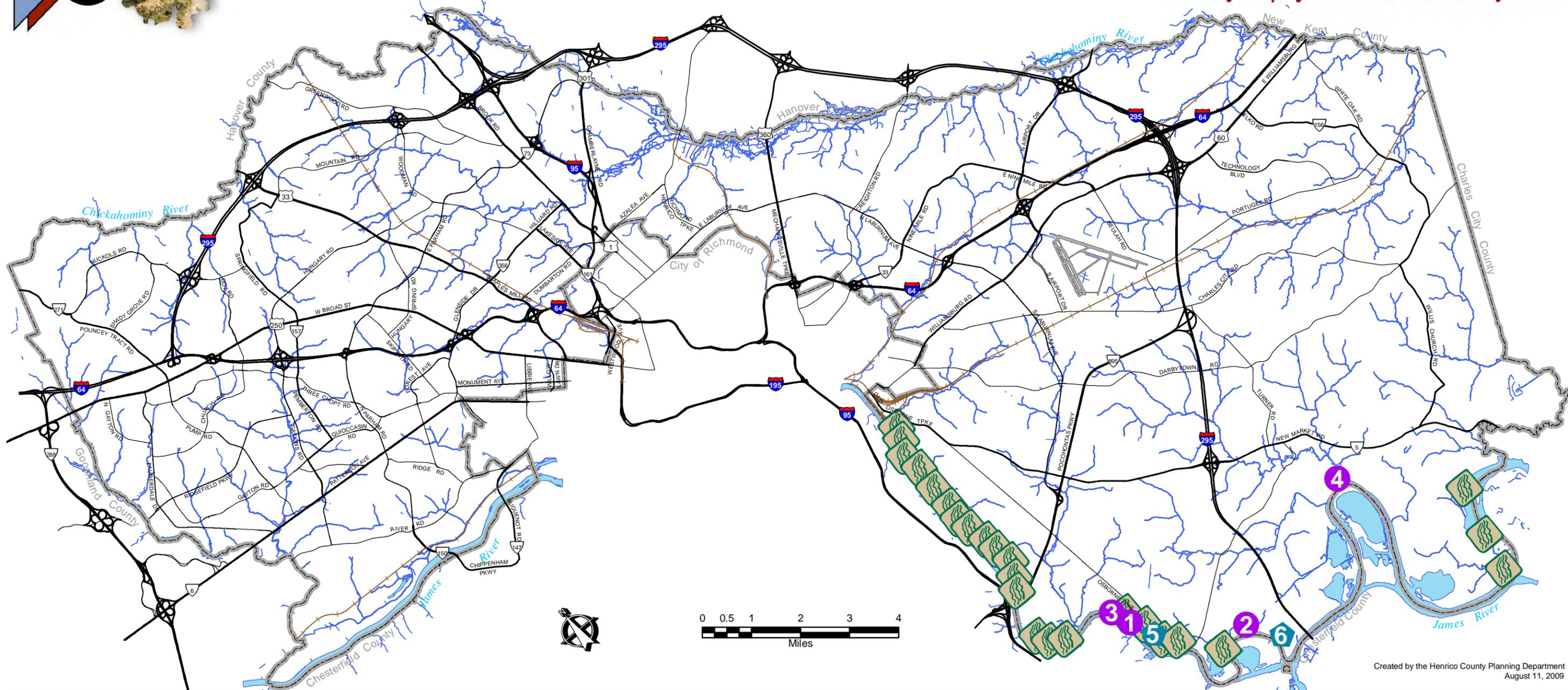
Natural Heritage Resources

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Shoreline Erosion

Existing Boat Ramps



Public
Private

KEY

1. Osborne Pike Landing
2. Richmond National Battlefield Park, Fort Brady
3. Osborne Park
4. Deep Bottom Boat Landing
5. Kingsland Reach Marina
6. Richmond Yacht Basin

DISCLAIMER:

The areas of shoreline erosion are the general areas identified in the 1985 Shoreline Situation Report, as having 2 feet or more of erosion per year. This map should be used for general planning purposes only.

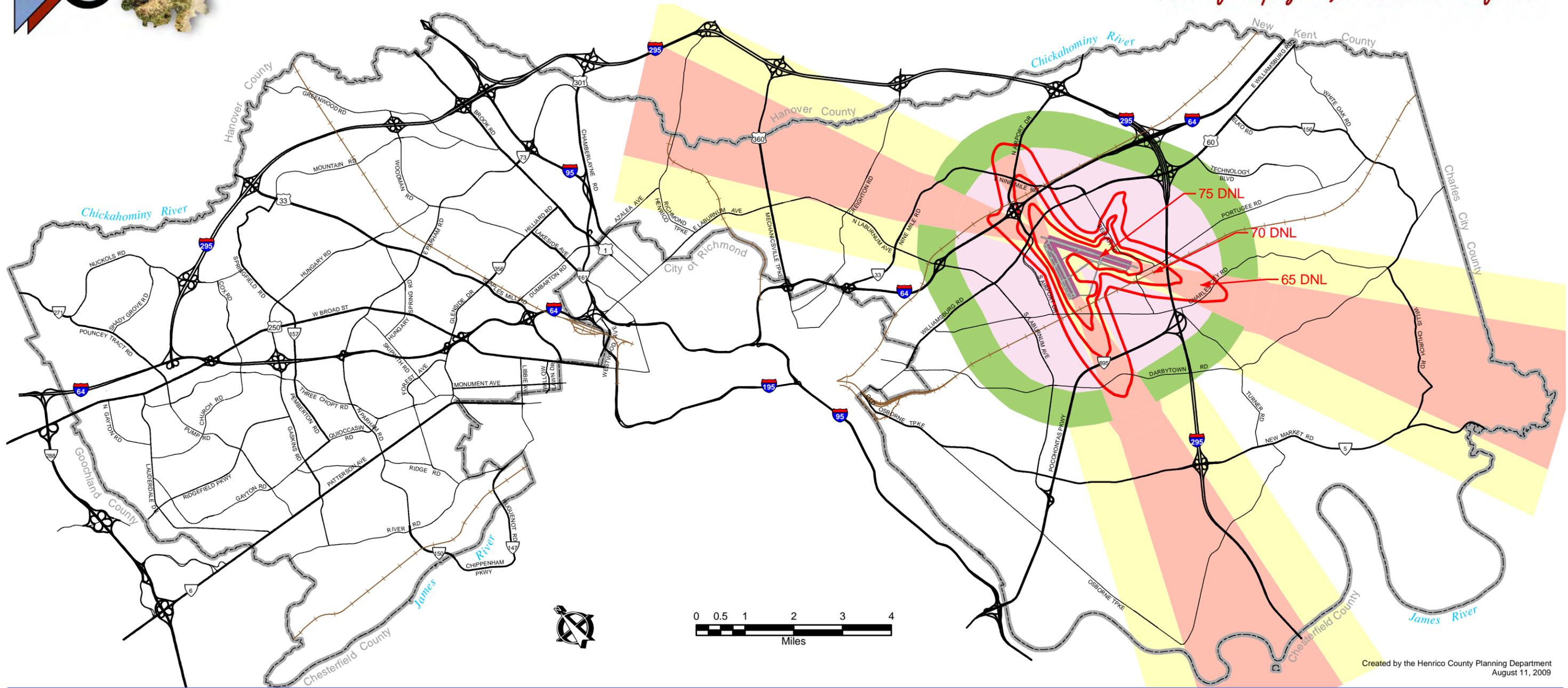
Waterfront Access

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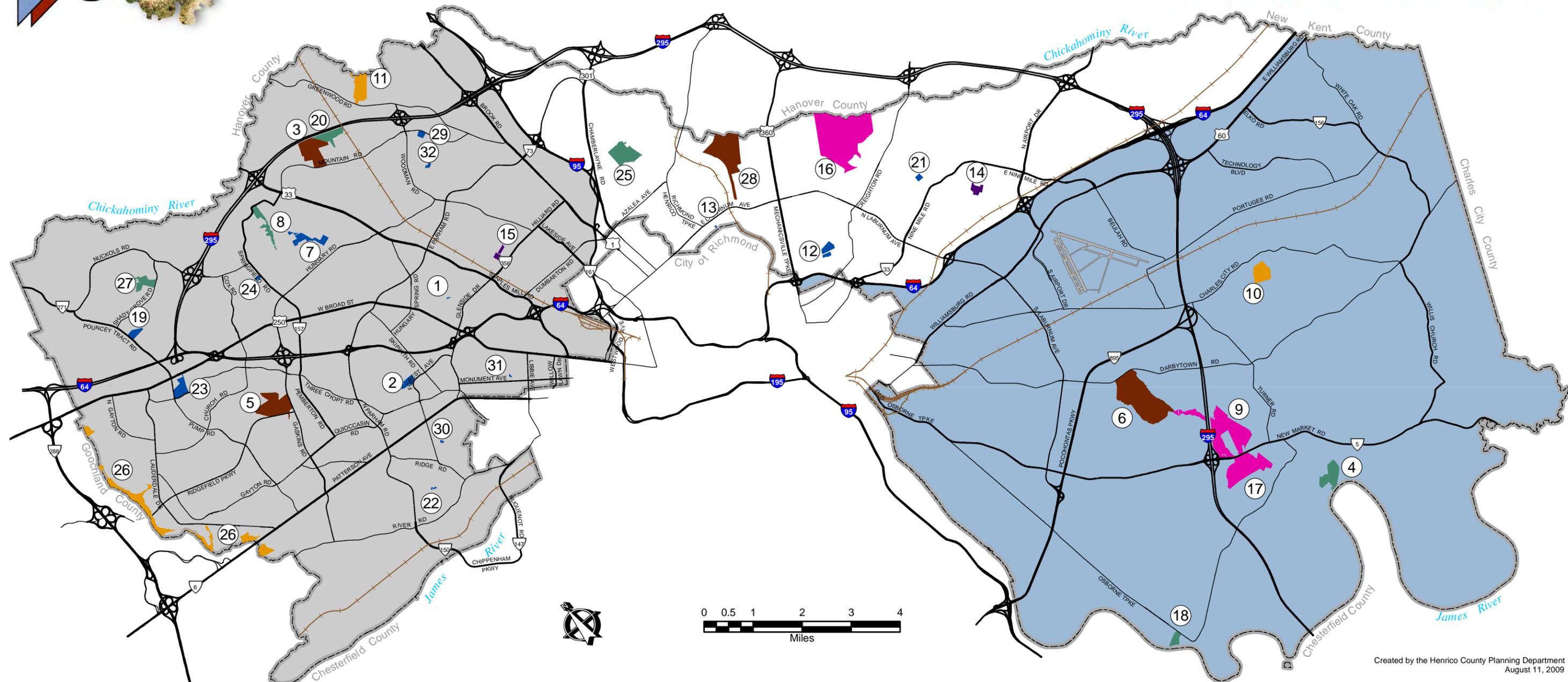
- Approach
- Conical
- Horizontal
- Primary
- Transitional
- Day-Night Average Sound Level Contours

Richmond International Airport Overlay District and Noise Exposure Contours

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Park Type

- Neighborhood, Existing
- Neighborhood, Undeveloped
- Community, Existing
- Community, Undeveloped
- County, Existing
- County, Undeveloped

Service Areas

- Central
- Eastern
- Western

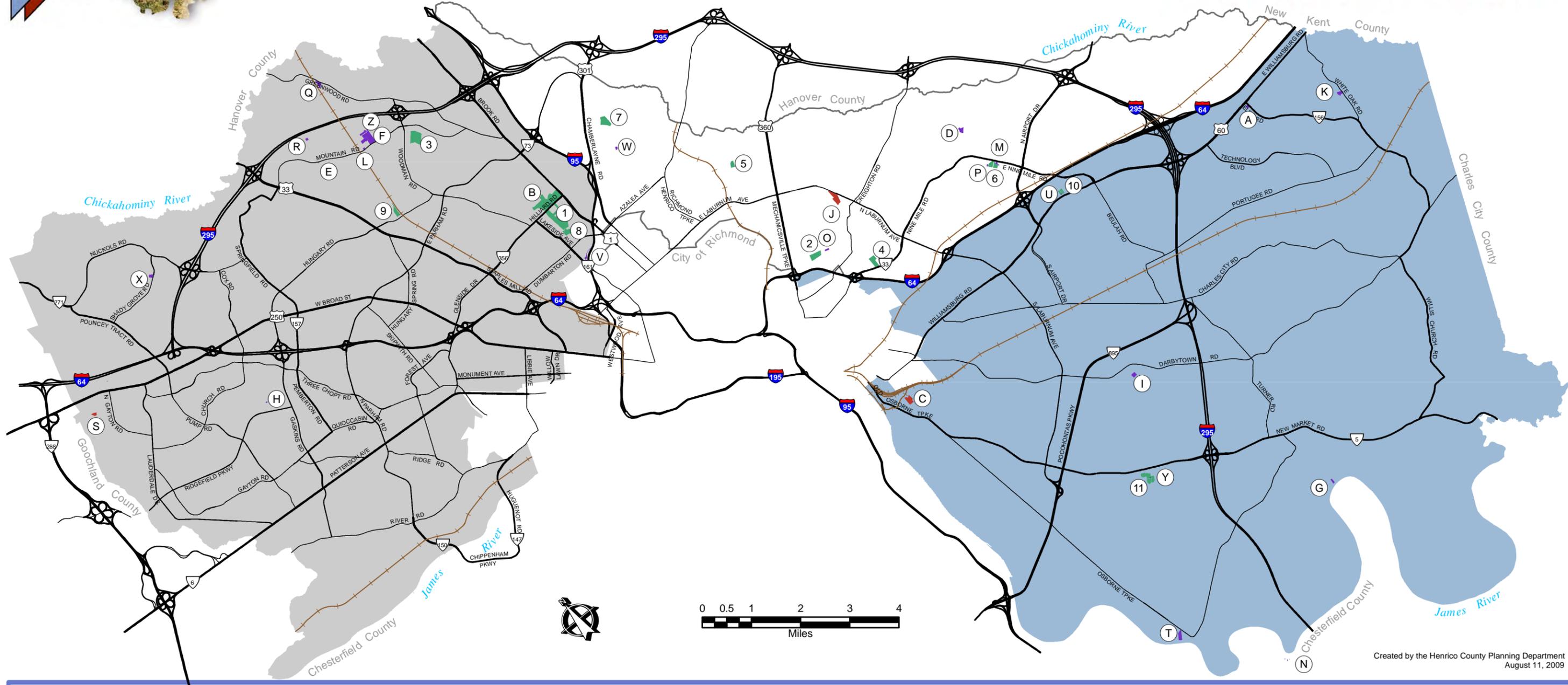
- | | | |
|--------------------------------|---------------------------|---------------------------------------|
| 1. Bethlehem Park | 12. Hidden Creek Park | 23. Short Pump Park |
| 2. Cheswick Park | 13. Highland Gardens Park | 24. Springfield Park |
| 3. Crump Park | 14. Highland Springs Park | 25. Three Lakes Park |
| 4. Deep Bottom Park | 15. Holladay Park | 26. Tuckahoe Creek Park |
| 5. Deep Run Park | 16. Meadowview Park | 27. Twin Hickory Park |
| 6. Dorey Park | 17. New Market Park | 28. Vawter Street Park |
| 7. Dunncroft/Castle Point Park | 18. Osborne Park | 29. Virginia Randolph Recreation Area |
| 8. Echo Lake Park | 19. Pouncey Tract Park | 30. Westham Park |
| 9. Four Mile Creek Park | 20. RF&P Park | 31. Westwood Park |
| 10. Gill Dale Park | 21. Robinson Park | 32. Woodman Park |
| 11. Greenwood Park | 22. Roslyn Hills Park | |

Park Facilities



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August 11, 2009

Legend

Park Type

- Specialty Facility, Existing
- Specialty Facility, Undeveloped
- Athletic Facility, Existing

Service Areas

- Central
- Eastern
- West

Specialty Facilities

- | | |
|--|--------------------------------------|
| A. Antioch School Community Center | N. Henricus Historical Park |
| B. Belmont Recreation Center | O. Hidden Creek Recreation Center |
| C. Clarke-Palmore House | P. Highland Springs Community Center |
| D. Confederate Hills Recreation Center | Q. Hunton Community Center |
| E. Courtney Road Service Station | R. Meadow Farm Museum |
| F. Cultural Arts Center at Glen Allen | S. Nuckols Farm |
| G. Deep Bottom Boat Landing | T. Osborne Boat Landing |
| H. Deep Run Recreation Center | U. Sandston Community Center |
| I. Dorey Park Recreation Center | V. Spring Park Historic Site |
| J. Eastern Henrico Recreation Center | W. Three Lakes Nature Center |
| K. Elko Community Center | X. Twin Hickory Recreation Center |
| L. Forest Lodge | Y. Varina Community Center |
| M. Henrico Theatre | Z. Walkerton Tavern |

Athletic Facilities

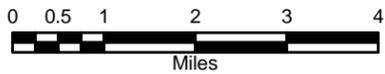
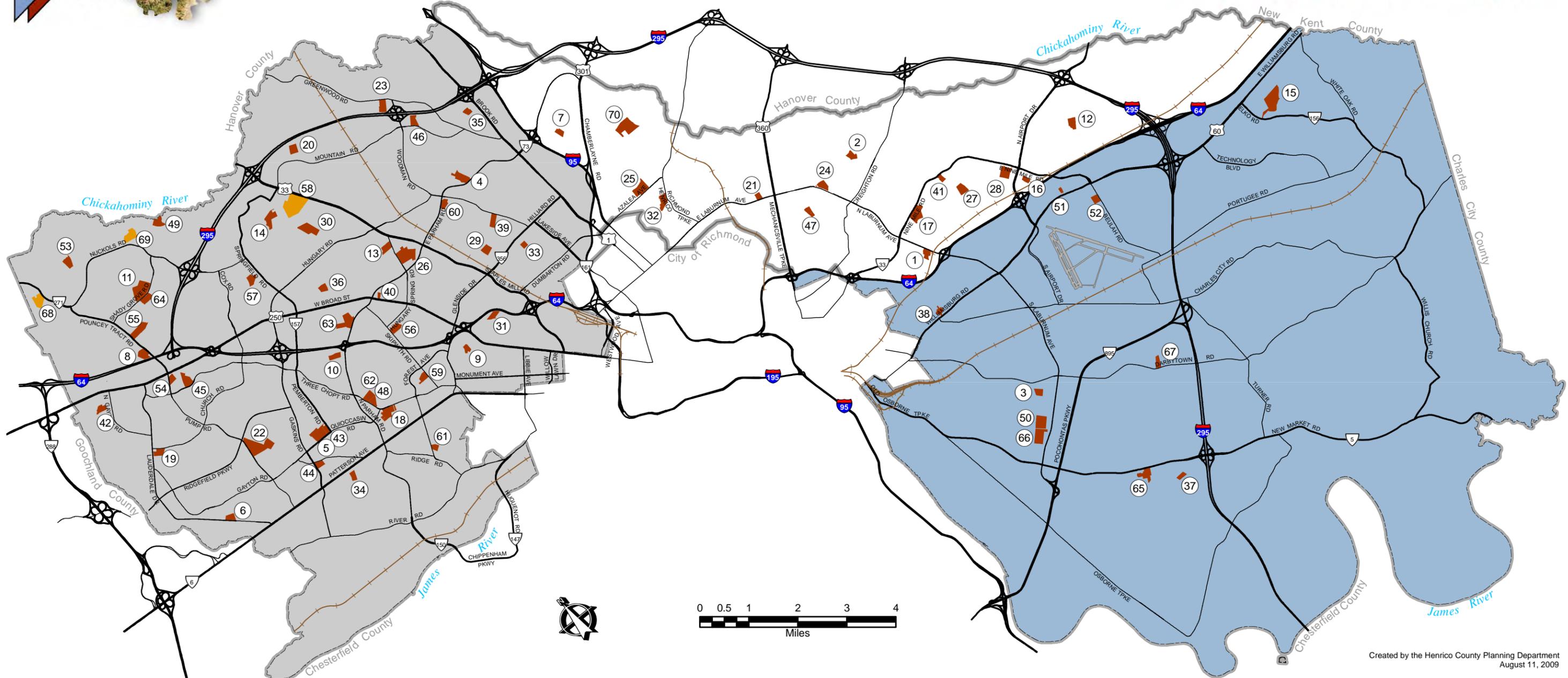
1. Belmont Golf Course
2. Central Gardens Recreation Area
3. Glen Allen Softball Complex
4. Glen Echo Recreation Area
5. Glen Lea Recreation Area
6. Highland Springs Recreation Area
7. Klehr Field
8. Lakeside Little League
9. Laurel Recreation Area
10. Sandston Recreation Area
11. Varina Recreation Area

Specialty and Athletic Facilities

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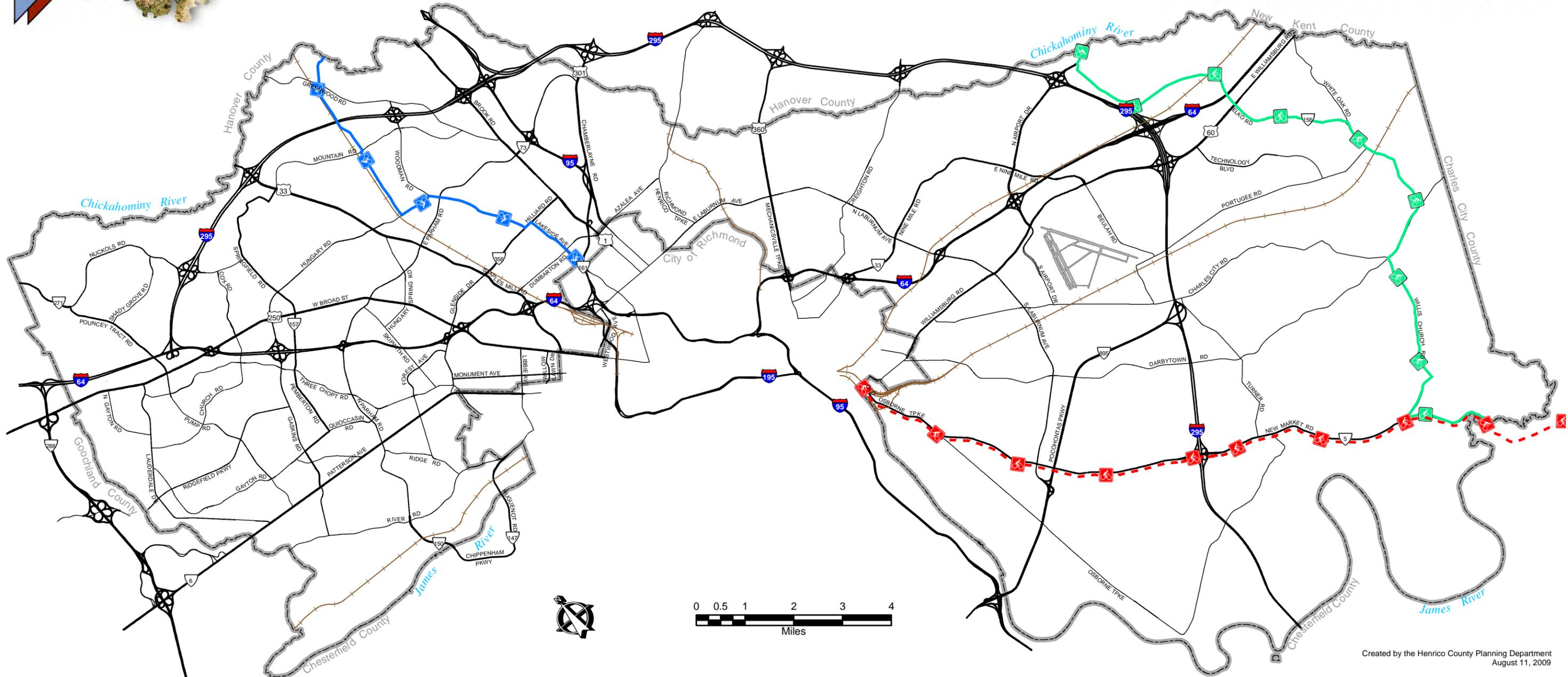
Park Type	Service Areas	1-15	16-30	31-45	46-60	61-70
School, Existing	Central	1. Adams ES	16. Fair Oaks ES	31. Johnson ES	46. Randolph HS	61. Tuckahoe ES
School, Undeveloped	Eastern	2. Ashe ES	17. Fairfield MS	32. Laburnum ES	47. Ratcliffe ES	62. Tuckahoe MS
	Western	3. Baker ES	18. Freeman HS	33. Lakeside ES	48. Ridge ES	63. Tucker HS
		4. Brookland MS	19. Gayton ES	34. Longan ES	49. River's Edge ES	64. Twin Hickory ES
		5. Byrd MS	20. Glen Allen ES	35. Longdale ES	50. Rolfe MS	65. Varina ES
		6. Carver ES	21. Glen Lea ES	36. Maybeury ES	51. Sandston ES	66. Varina HS
		7. Chamberlayne ES	22. Godwin HS	37. Mehford ES	52. Seven Pines ES	67. Ward ES
		8. Colonial Trail ES	23. Greenwood ES	38. Montrose ES	53. Shady Grove ES	68. (West Area ES)
		9. Crestview ES	24. Harvie ES	39. Moody MS	54. Short Pump ES	69. (West Creek MS)
		10. Davis ES	25. Henrico HS	40. Mount Vernon MS	55. Short Pump MS	70. Wilder MS
		11. Deep Run HS	26. Hermitage HS	41. New Bridge School	56. Skipwith ES	
		12. Donahoe ES	27. Highland Springs ES	42. Nuckols Farm ES	57. Springfield Park ES	
		13. Dumbarton ES	28. Highland Springs HS	43. Pemberton ES	58. (Staples Mill HS)	
		14. Echo Lake ES	29. Holladay ES	44. Pinchbeck ES	59. Three Chopt ES	
		15. Elko MS	30. Hungary Creek MS	45. Pocahontas MS	60. Trevvett ES	

School-Based Facilities



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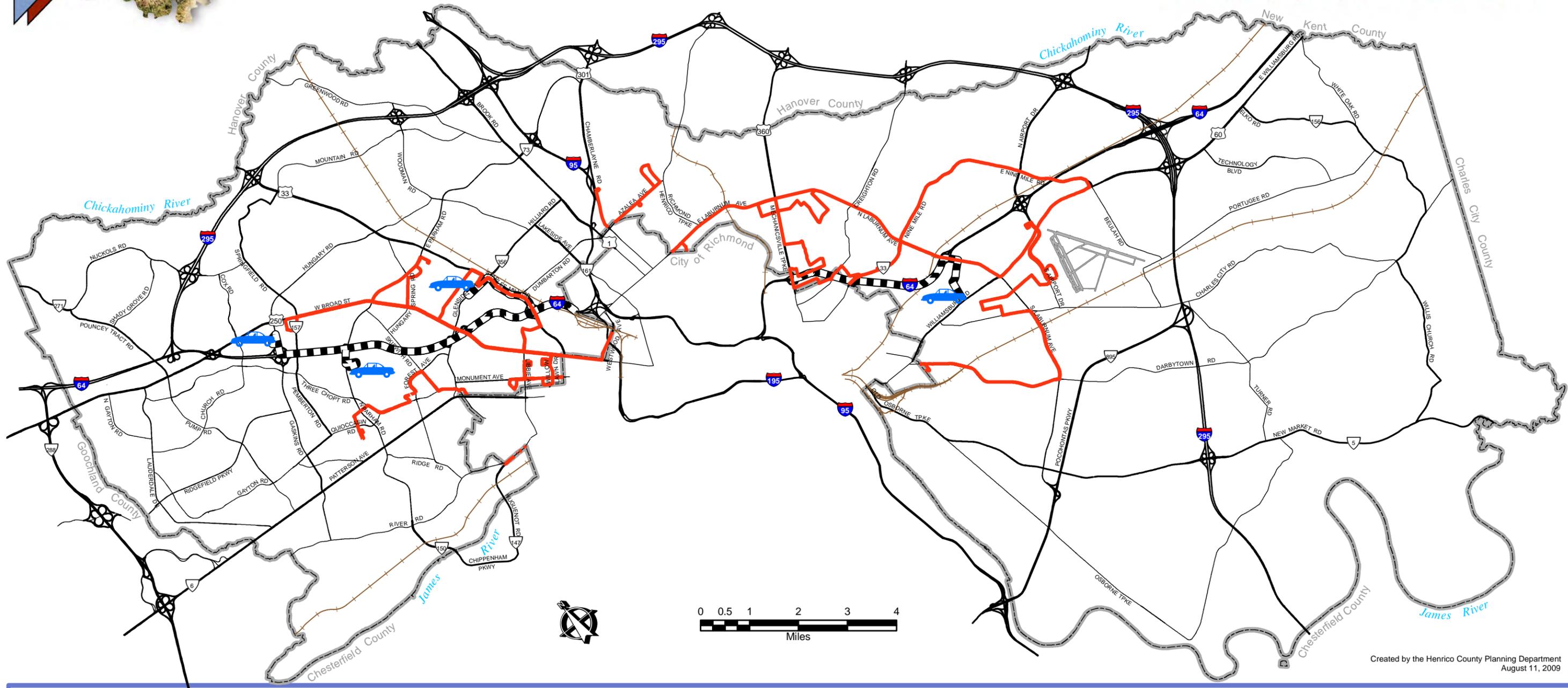
-  Bike Route 1
-  Bike Route 76
-  Proposed Capital to Capital Trail

Bicycle Routes



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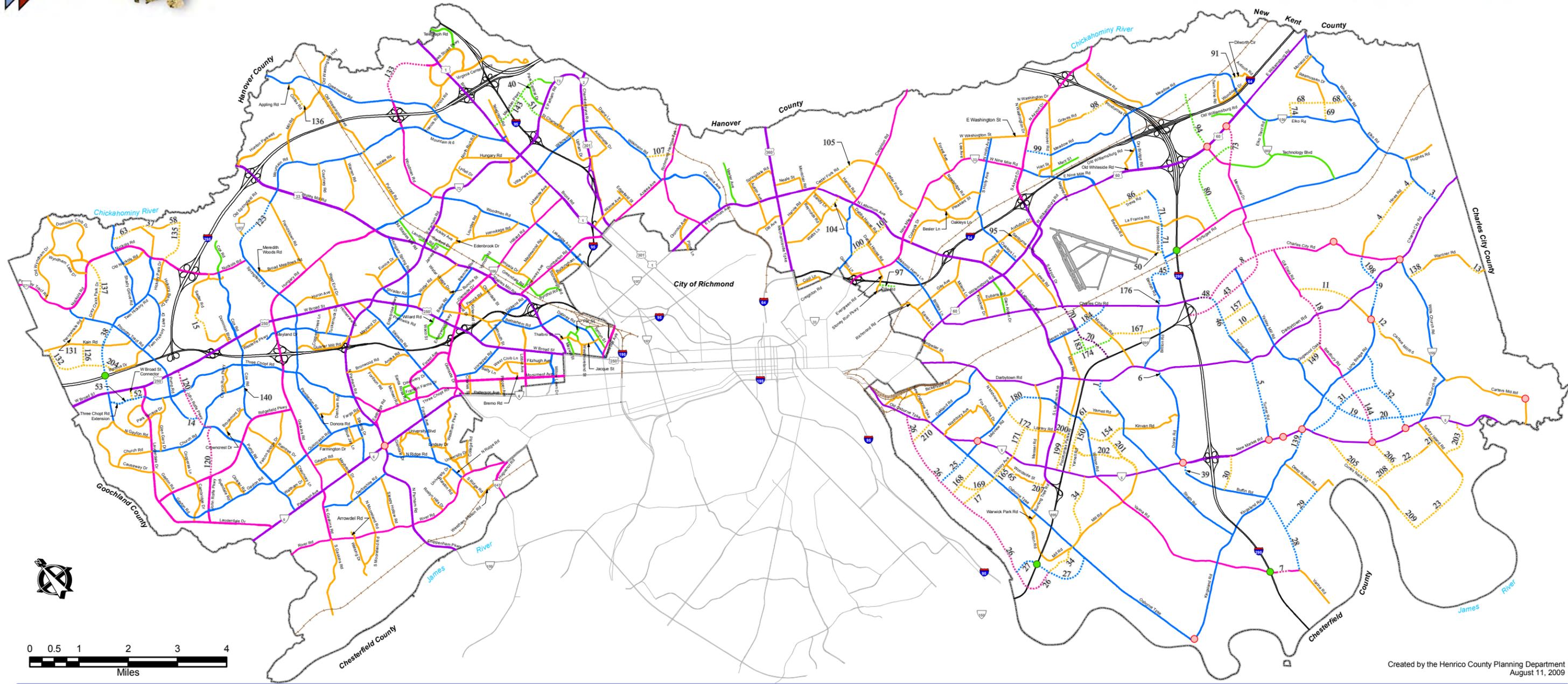
- Park & Ride Lots
- GRTC Express Routes
- GRTC Local Routes

Bus Service & Park-and-Ride Facilities



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Functional Classification of Roadways

Existing:	Proposed:	Right-of-Way Width:
— CONTROLLED ACCESS	■■■■ CONTROLLED ACCESS	160' +
— MAJOR ARTERIAL	■■■■ MAJOR ARTERIAL	80' - 120'
— MINOR ARTERIAL	■■■■ MINOR ARTERIAL	55' - 120'
— MAJOR COLLECTOR	■■■■ MAJOR COLLECTOR	50' - 80'
— MINOR COLLECTOR	■■■■ MINOR COLLECTOR	50' - 66'
— MAJOR ACCESS ROAD	■■■■ MAJOR ACCESS ROAD	50' - 80'
● INTERSECTION IMPROVEMENT		
● NEW INTERCHANGE		

Major Thoroughfare Plan Legal Status

The Comprehensive Plan shall include the designation of a system of transportation facilities. (Code of Virginia, Section 15.2-2223)

Any proposed change to the general of approximate location, character, and extent of each feature shown shall not be implemented unless the Board approves an amendment. (Code of Virginia, Section 15.2-2232)

To amend the Plan, notice of intention must be given, the same as for original adoption of the Plan. (Code of Virginia, Section 15.2-2204)

A review of the Plan is required every five years. (Code of Virginia, Section 15.2-2230)

While the Code of Virginia permits counties to prepare "The Official Map," the Major Thoroughfare Plan is not an Official Map. Henrico County does not have an Official Map. To accomplish an Official Map, streets which are shown on the map must have center lines which are fixed or determined in relation to known, fixed and permanent monuments by a physical survey or aerial photographic survey.

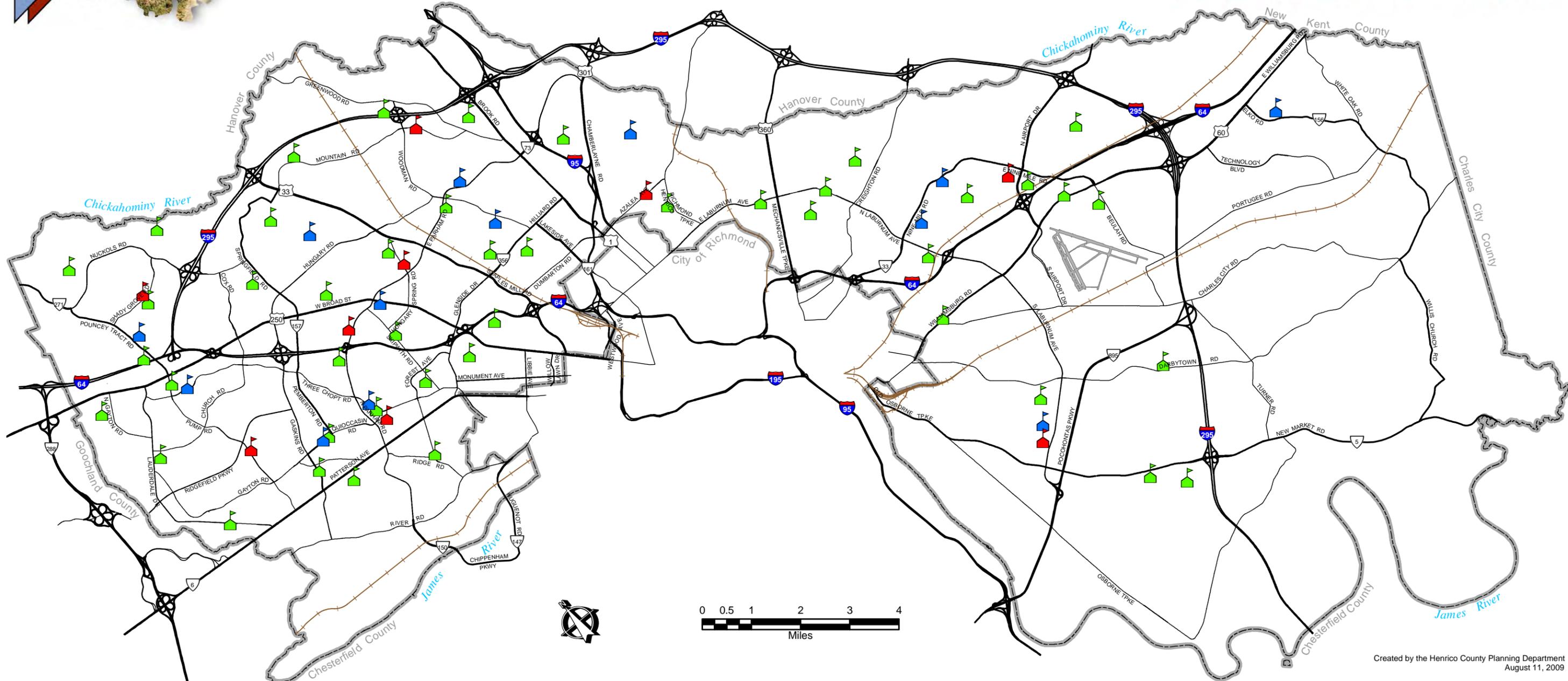
It must be emphasized that the general or approximate location, character, and extent of each feature on the map, must be implemented unless the Plan is amended. This is a major difference between the Land Use Plan's legal status and the Major Thoroughfare Plan. The Land Use Plan is a guide. Sometimes zoning cases are approved in conflict with the Land Use Plan. This action does not require an amendment to the Land Use Plan.

2026 Major Thoroughfare Plan



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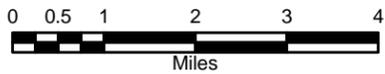
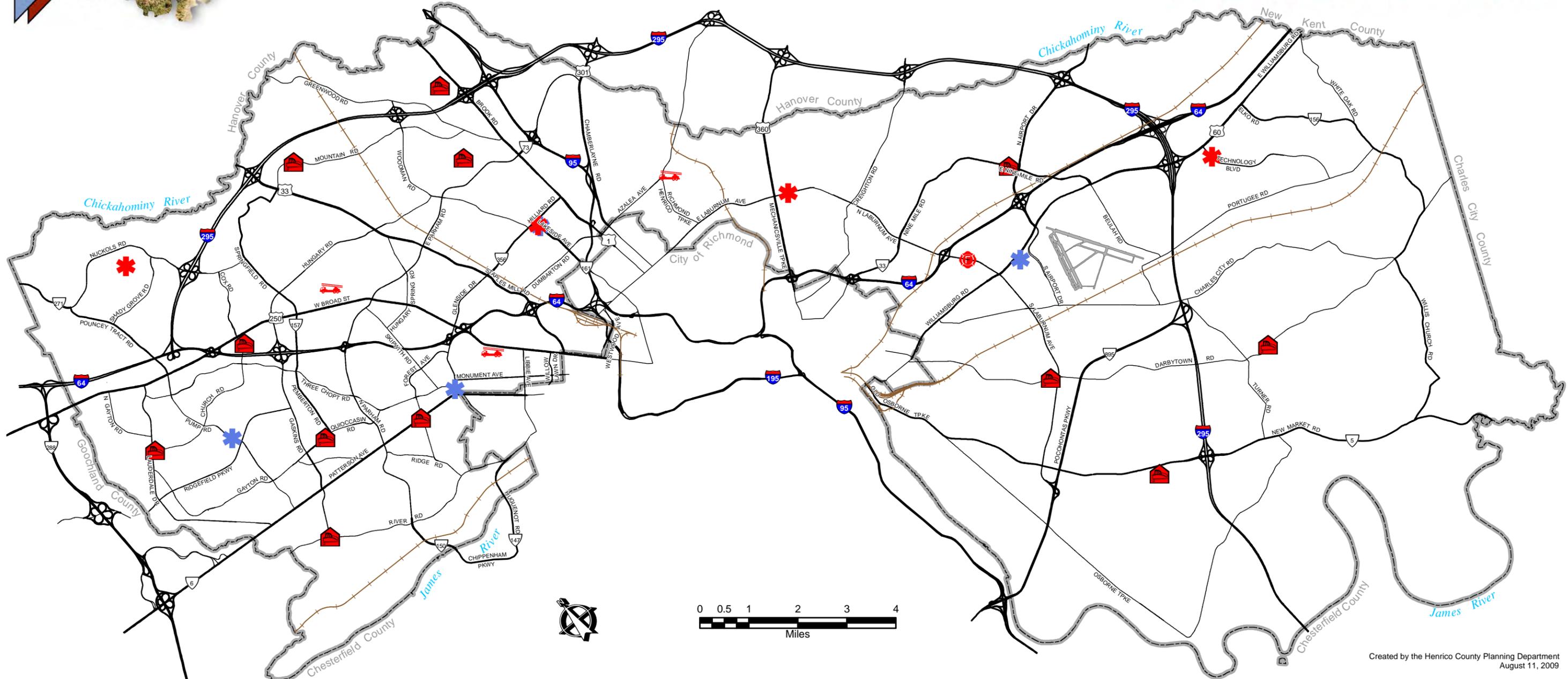
-  Elementary
-  Middle
-  High

Existing School Facilities



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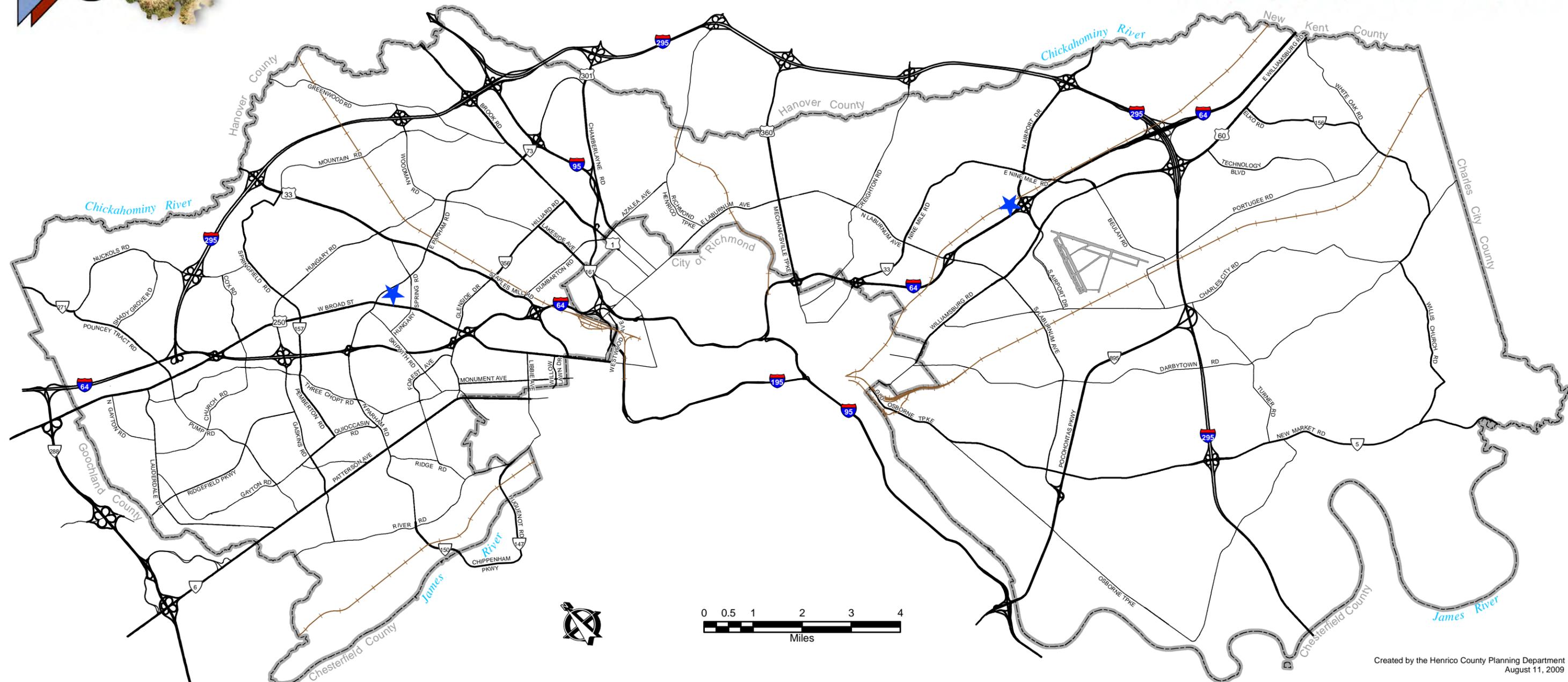
-  Fire Engine Company
-  Ladder Truck Company
-  Fire Medic Company
-  Fire Medic and Ladder Truck
-  Volunteer Rescue Squad

Existing Fire/Rescue Stations

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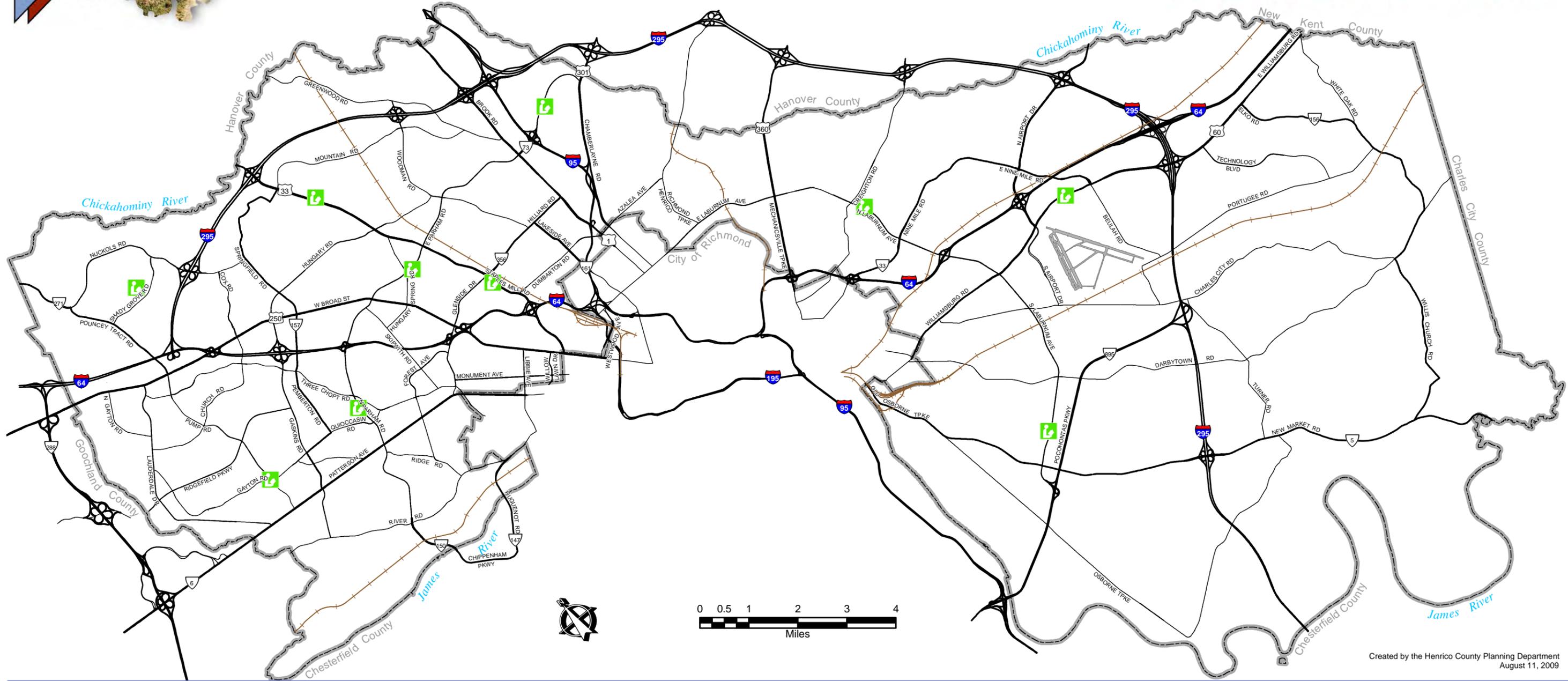
★ Police Station

Existing Police Facilities



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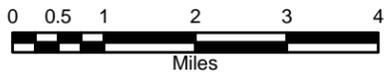
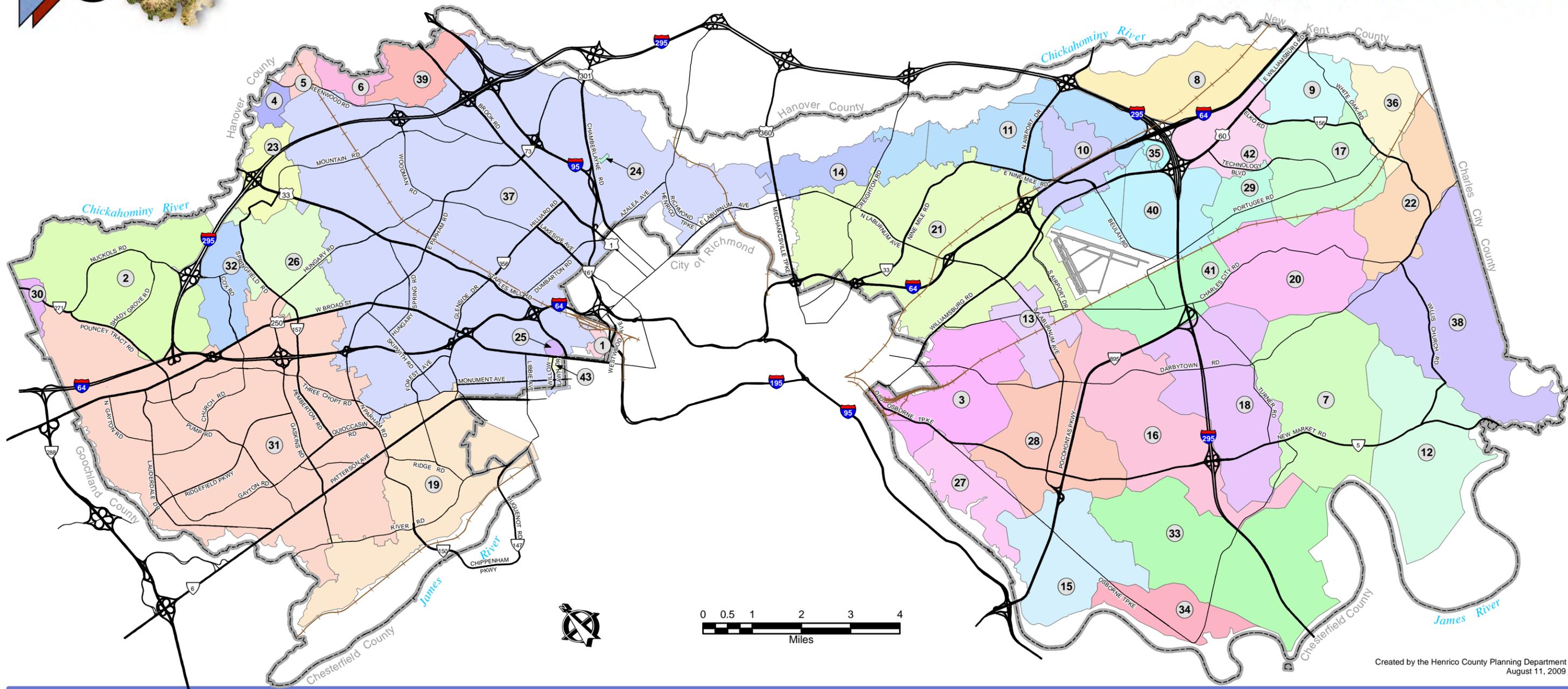
 Libraries

Existing Library Facilities

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Legend

- Sewer Basins
- Sewer Basins
- Sewer Basins
- Not Classified

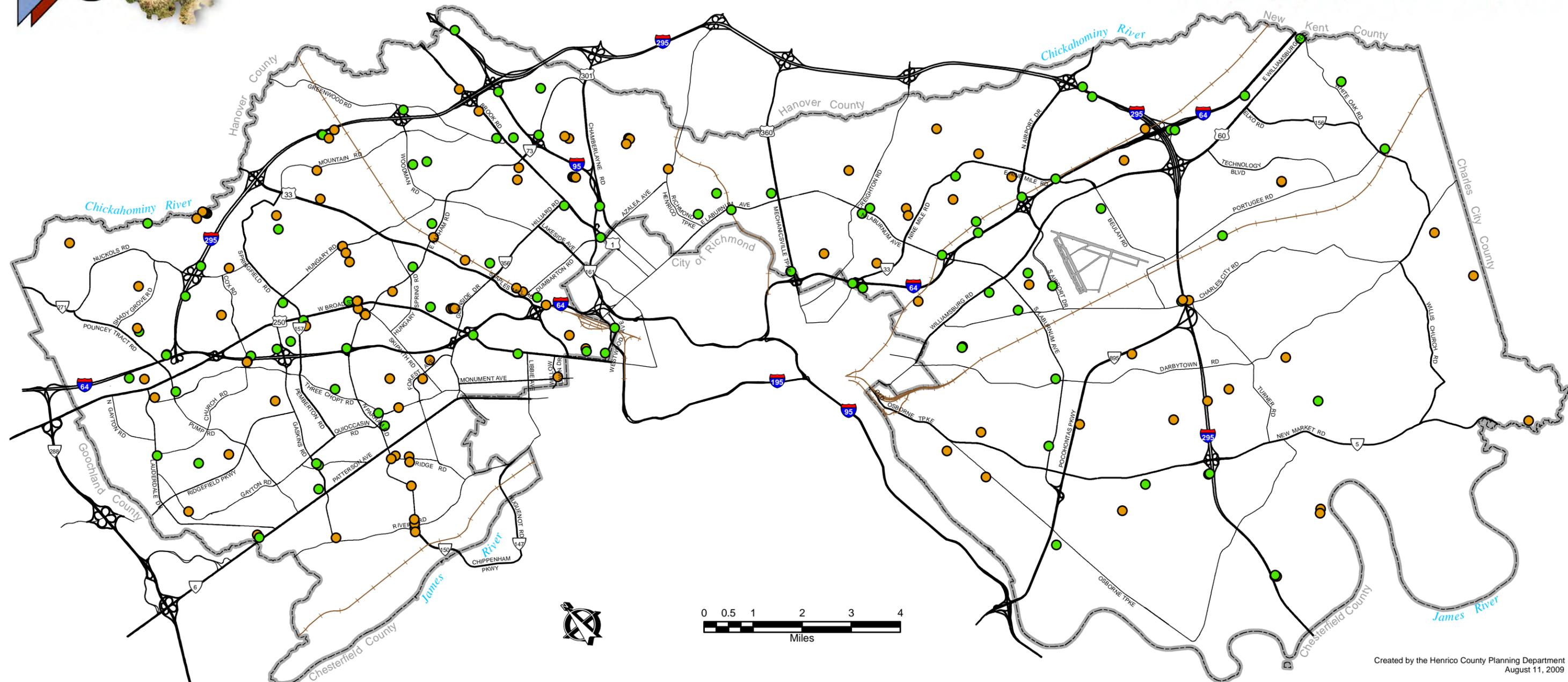
- | | | | |
|------------------------|-----------------------|-----------------------------|-----------------------------|
| 1. ACCA | 12. Carters Mill | 23. Holladay Branch | 34. Roundabout Creek (West) |
| 2. Allens Branch | 13. Charles City Road | 24. Keeton Road | 35. Sandston Woods |
| 3. Almond Creek | 14. Chickahominy | 25. Mayfield | 36. Scandia Road |
| 4. Area D | 15. Cornelius Creek | 26. Meredith Branch | 37. Strawberry Hill |
| 5. Area H | 16. Deep Bottom | 27. Mill Creek | 38. Turkey Island |
| 6. Area J | 17. Elko | 28. New Market | 39. Virginia Center |
| 7. Bailey Creek | 18. Four Mile Creek | 29. Poplar Spring | 40. White Oak 1 |
| 8. Boar Swamp | 19. Gambles Mill | 30. Pouncey Tract | 41. White Oak 2 |
| 9. Bottoms Bridge | 20. Gill Dale | 31. River Road | 42. Williamsburg Road |
| 10. Broadwater Creek 1 | 21. Gillies Creek | 32. Rooty Branch | 43. Willow Lawn |
| 11. Broadwater Creek 2 | 22. Hines Road | 33. Roundabout Creek (East) | |

Sewer Pumping Station Basins



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- Communication Tower
- Antenna Co-Location

NOTE: The designation for a Communication Tower indicates the location of a cell, radio or television tower, while Co-Location is a set of wireless antennas mounted to water tanks, Dominion Virginia Power structures, light poles and buildings/steeple.

Communication Towers and Antenna Co-Locations