



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

January 30, 2024

Parham Island OZ, LLC
c/o Mark Slusher, Thalhimer Realty Partners
11100 W. Broad Street
Glen Allen, VA 23060

Re: Rezoning Case REZ2023-00042

Dear Mr. Slusher:

The Board of Supervisors at its meeting on January 23, 2024, approved your request to conditionally rezone from C-1 Conservation District to UMU-PD Urban Mixed-Use Planned Development District parcel 754-743-2488 containing 1.19 acres located at the southeast intersection of N Parham Road and Eastridge Road, described as follows:

BEGINNING at a point on the Eastern side of North Parham Road and approximately 51 feet South of Eastridge Road; Said curve turning to the right through an angle of $91^{\circ} 38' 28.2''$, having a radius of 50.0000 feet, and whose long chord bears $N 37^{\circ} 37' 47.9'' E$ for a distance of 71.7161 feet. Thence, $N 83^{\circ} 27' 02.0'' E$ for a distance of 84.4685 feet to a point on a line. Thence, $N 80^{\circ} 57' 25.4'' E$ for a distance of 49.8051 feet to the beginning of a curve, Said curve turning to the right through an angle of $36^{\circ} 33' 49.911''$, having a radius of 25.0000 feet, and whose long chord bears $S 80^{\circ} 45' 39.6'' E$ for a distance of 15.6847 feet. Thence, $S 62^{\circ} 28' 44.6'' E$ for a distance of 2.3099 feet to the beginning of a curve, Said curve turning to the right through an angle of $68^{\circ} 40' 22.7''$, having a radius of 20.0000 feet, and whose long chord bears $S 28^{\circ} 08' 33.3'' E$ for a distance of 22.5621 feet. Thence, $S 06^{\circ} 11' 38.0'' W$ for a distance of 9.4231 feet to a point on a line. Thence, $S 18^{\circ} 02' 38.5'' W$ for a distance of 167.0049 feet to a point on a line. Thence, $S 22^{\circ} 45' 57.8'' W$ for a distance of 177.8764 feet to a point on a line. Thence, $S 06^{\circ} 43' 37.5'' E$ for a distance of 27.1783 feet to a point on a line. Thence, $S 23^{\circ} 42' 53.0'' W$ for a distance of 114.7401 feet to a point on a line. Thence, $N 05^{\circ} 12' 32.5'' W$ for a distance of 361.3350 feet to a point on a line. Thence $N 08^{\circ} 11' 26.2'' W$ a distance of 54.1508 feet to the point and place of beginning.

The Board of Supervisors accepted the following proffered conditions, dated November 29, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Master Plan, Residential Limitation.**

- a. The subject Property is added to Rezoning Case REZ2019-00021, as amended by Rezoning Case REZ2021-00007, and shall be subject to the same proffered conditions contained in REZ2019-00021, as amended by REZ2021-00007 and as supplemented below.
- b. The Pattern Book shall be supplemented to include the "Rezoning Plan Land Use" plan dated 09.21.2023 attached hereto, the "Regency Square-UMU Building Heights" plan attached hereto (see case file), and the "Rezoning Plan Open Space" plan dated 09.21.2023 attached hereto (see case file).

c. No residential uses shall be permitted on the subject Property.

2. **Height limitation.** The following shall be maximum height limitations within the areas identified on the Exhibit attached hereto entitled "Regency Square – UMU Building Heights" (see case file).

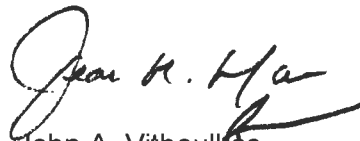
Area 19 - 60'

3. **Open space.** The required open space of 15% shall be calculated on the basis of the subject Property only and the acreage of the subject Property shall not be used in the calculation of open space for the property that is subject to REZ2019-00021, as amended by REZ2021-00007.
4. **Vendor 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 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, 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 premises. 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.
5. **Square Footage Limitations.** The maximum square footage of any use other than an office building shall not exceed 10,000 square feet in floor area, except that:
- Medical offices, clinics or laboratories shall have no limit as to floor area.
 - Indoor recreational facilities/swimming pools and indoor entertainment facilities shall have no limit as to floor area.
 - Grocery or convenience food stores shall have no limit as to floor area.
 - Stores or shops for the conduct of retail sales or services, including but not limited to restaurants, shall have no limit as to floor area.
6. **Drive-through service windows.** Drive-through service windows shall be designed to minimize negative impacts to the pedestrian environment and shall be accessed from internal parking areas or drive-aisles, unless otherwise approved at the time of Plan of Development review.
7. **Automotive Filling and Service Stations.** Automotive filling and service stations shall be located and accessed in a manner consistent with the Regency Square UMU Pattern Book as determined at the time of Plan of Development and shall be subject to the following requirements:
- a. No exterior storage or display of automotive parts shall be permitted.

- b. All sales, installation and service shall be conducted within a completely enclosed, air-conditioned building
8. **Radio and Television Stations and Television Receiving Antennas.** Any communications equipment such as satellite dishes or antennas associated with a radio or television station shall be screened from public view at ground level in a manner approved at the time of Plan of Development Review. No stand-alone television or radio antennas shall be permitted.
9. **Crime Prevention.** Prior to occupancy of any structure containing commercial or office uses, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement mutually agreed upon security recommendations in accordance with Section 24-5508.A.
10. **Parking Plan.** The applicant shall provide parking consistent with the Regency Shared Parking Demand document (see case file). Each plan of development submitted for the property shall include a tabulation of all parking required per parking study. Shared parking information, including updates to the parking study demonstrating the parking rate is meeting the needs of approved development on the property, shall be provided with each plan of development or as requested by the Director of Planning. Each plan of development submitted shall identify the location and means of creating additional parking that could accommodate the difference between the reduced parking standard approved by this permit and the standards contained in Section 24-34(m) of the Henrico County Code.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.







Sincerely,

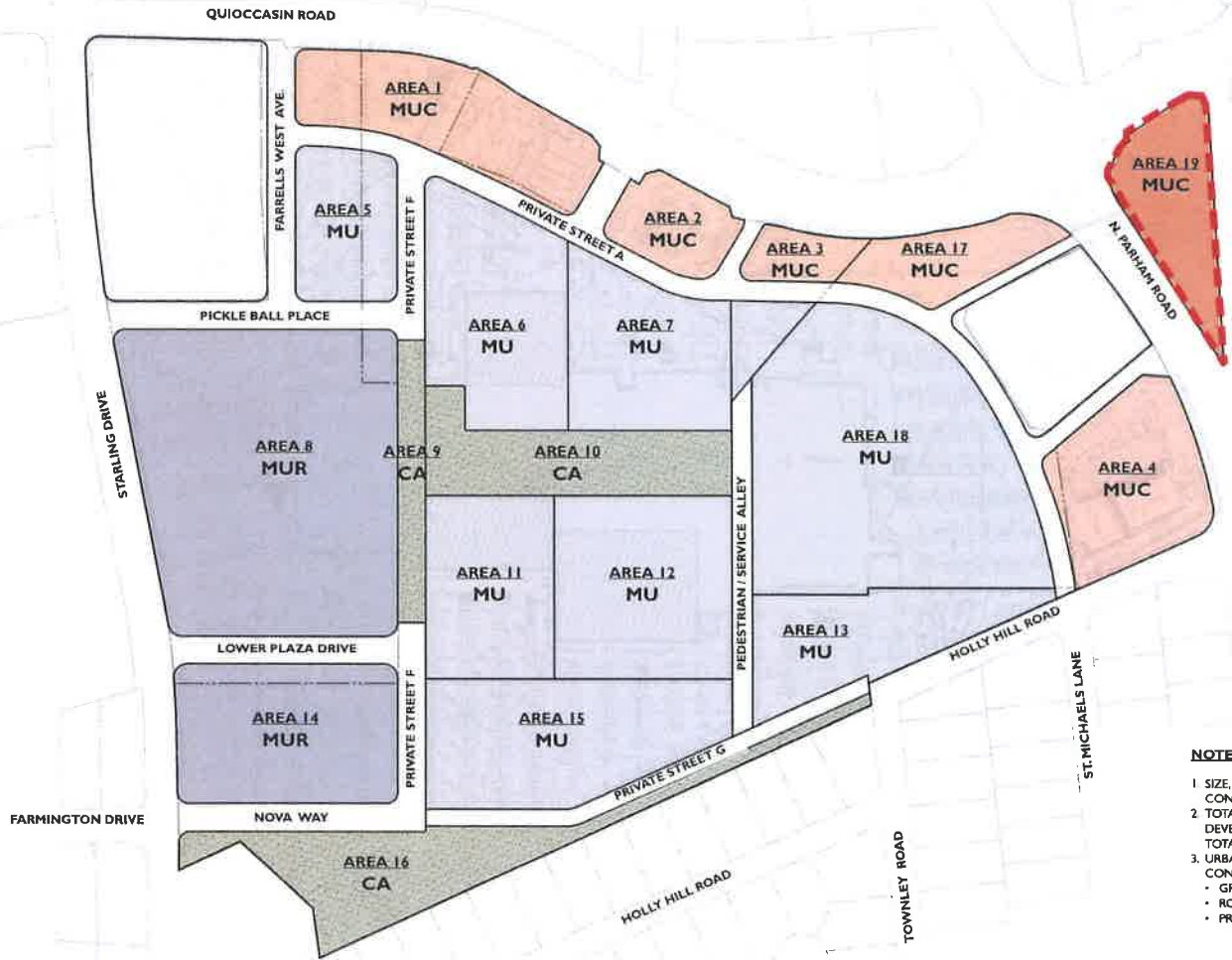


John A. Vithoulkas
County Manager

pc: Economic Development Authority of Henrico County, VA
Jeffrey P. Geiger
Director, Real Estate Assessment

LAND USE LEGEND

-  LIMIT OF REZONING APPLICATION
-  **MU** MIXED-USE (APPROVED MU)
-  **MUC** MIXED-USE COMMERCIAL (PROPOSED)
-  **MUC** MIXED-USE COMMERCIAL (APPROVED)
-  **MUR** MIXED-USE RESIDENTIAL (APPROVED)
-  **CA** COMMON AREA



- NOTES:**
1. SIZE, CONFIGURATION, AND LOCATION ARE CONCEPTUAL ONLY.
 2. TOTAL COMMUNITY OPEN SPACE FOR THE DEVELOPMENT SHALL EQUAL A MINIMUM 15% OF TOTAL GROSS AREA.
 3. URBAN PLAZA/COMMUNITY OPEN SPACE MAY CONSIST OF THE FOLLOWING:
 - GREENSPACE AND URBAN PLAZAS
 - ROOF-TOP TERRACES AND GARDENS
 - PRIVATE AMENITY AREAS

REGENCY SQUARE
Henrico County, Virginia









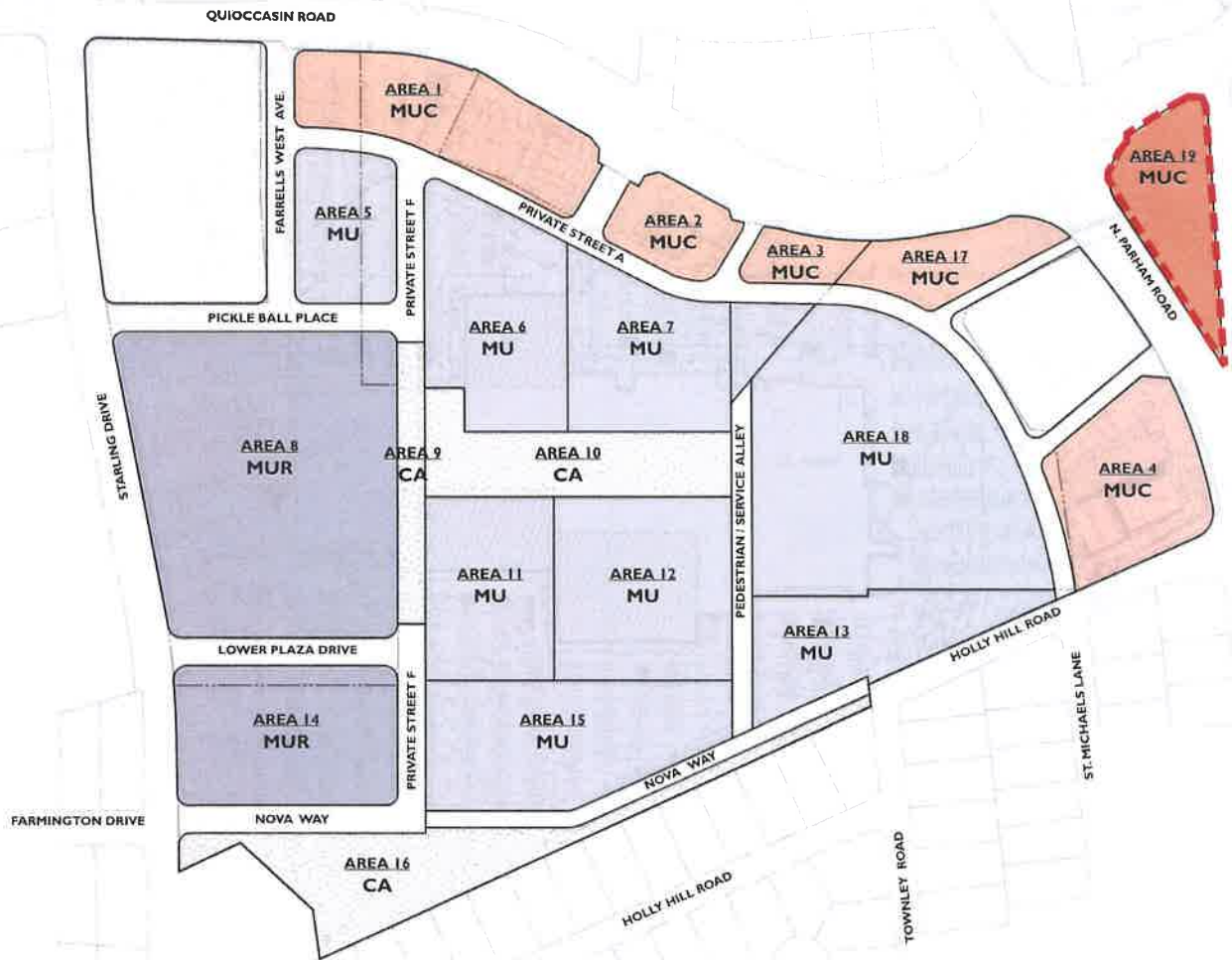
REZONING PLAN
OPEN SPACE
09.21.2023



REZ2023-00042

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REGENCY SQUARE
Henrico County, Virginia









REZONING PLAN
LAND USE
09 21 2023



REZ2023-00042

BUILDING HEIGHTS LEGEND

-  LIMIT OF REZONING APPLICATION
-  ≤ 120' (APPROVED)
-  ≤ 100' (APPROVED)
-  ≤ 80' (APPROVED)
-  ≤ 60' (PROPOSED)
-  ≤ 60' (APPROVED)

**REGENCY SQUARE- UMU
BUILDING HEIGHTS**



REZ2023-00042