

SUBJECT PROPERTY

P-1-07
Zoning
 Urban Mixed-Use Development
 Brookland District
 400 Feet
 PS November 2006 Ref: 773-740-5043



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 20, 2007

Gumenick Properties
6000 West Broad Street, Suite 100
Richmond, VA 23230

Re: Provisional Use Permit P-1-07

Dear Sir:

The Board of Supervisors at its meeting on February 13, 2007 granted your request for a Provisional Use Permit under Sections 24-32.1(a), 24-32.1(e), 24-32.1(l), 24-32.1(m), 24-32.1(t), 24-32.1(u), 24-34.1(c), and 24-122.1 of Chapter 24 of the County Code, related to a Master Plan for the proposed Staples Mill Centre Urban Mixed Use development and to permit certain uses and exceptions to height, setbacks, and square footage of uses on Parcels 773-741-3132, 773-741-2637, 773-741-4222, 773-741-3726, 773-741-6011, 773-741-7505, 773-741-5414, 773-741-6808, 773-741-8102, 773-739-8155, 773-740-5043, 773-740-9498, 773-740-8899, 774-739-3999, 774-739-4569, 774-739-5043, 774-740-0096, 774-740-3584, 774-740-2888, 774-740-2190, 774-740-4182, 774-740-0894, 774-740-1592, 772-740-1743, 772-740-1137, 772-740-0431, 772-740-2836, 772-740-4023, 772-740-2229 and 771-740-9118, subject to the following conditions:

1. **Height and Floor Area Limitations.** Retail, service, residential and office uses, including a grocery store, located on the Property may be permitted as generally shown on the attached application materials, including the "Conceptual Master Plan" included in the "Staples Mill Centre Pattern Book" dated November 16, 2006 (as amended) (the "Master Plan") (see case file), subject to the following height limitations (unless otherwise permitted during the plan of development for such building):
 - The maximum height of Multi-Family Buildings 1-5 shall be 75 feet.
 - The maximum height of Multi-Family Buildings 6 and 7 shall be 175 feet.
 - The maximum height for Townhouse Buildings, including Stacked Townhouse-Style Condominiums, shall be 50 feet.

The maximum square footage of any use other than an office building or parking garage shall not exceed 10,000 square feet in floor area, except that:

- A fitness center/health club may be permitted up to 15,000 square feet of floor area.
 - A grocery store may be permitted up to 65,000 square feet of floor area.
2. **Vendor Areas.** Areas of the Property not used solely for residential purposes may be designated on the Master Plan, as 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. Convenience trash receptacles shall be provided for each block that contains an outdoor vending area.
 3. **Drive-Through Service.** Drive-through service windows for specialty coffee, specialty beverage or pastry, banks, drug stores, and dry cleaner uses shall be the only drive-through services permitted on-site.
 4. **Outdoor Dining.** Outdoor dining areas shall be designated on an approved Plan of Development and shall not reduce the adjacent sidewalk width to less than five (5) feet.
 5. **Emergency Communication Systems.** The owner shall install a fire command center and emergency radio communication equipment within any multi-family building covered by Condition #1 above, but excluding townhouses, to allow for adequate public safety and radio coverage within and between the 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.
 6. **Fire Protection-Structured Parking.** 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 by the Fire Department during Plan of Development review.

7. **Fire Protection.** All structures including parking structures, but excluding single family detached dwellings, shall be fully sprinkled for fire protection.
8. **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.
9. **Proffered Conditions.** All proffered conditions accepted with case C-5C-07 shall be made a part of this Provisional Use Permit.
10. **Separation Between Townhouse Buildings.** Any two rows of townhouse buildings may be separated by a distance of not less than 5 feet,








The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

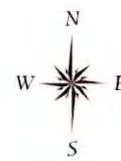
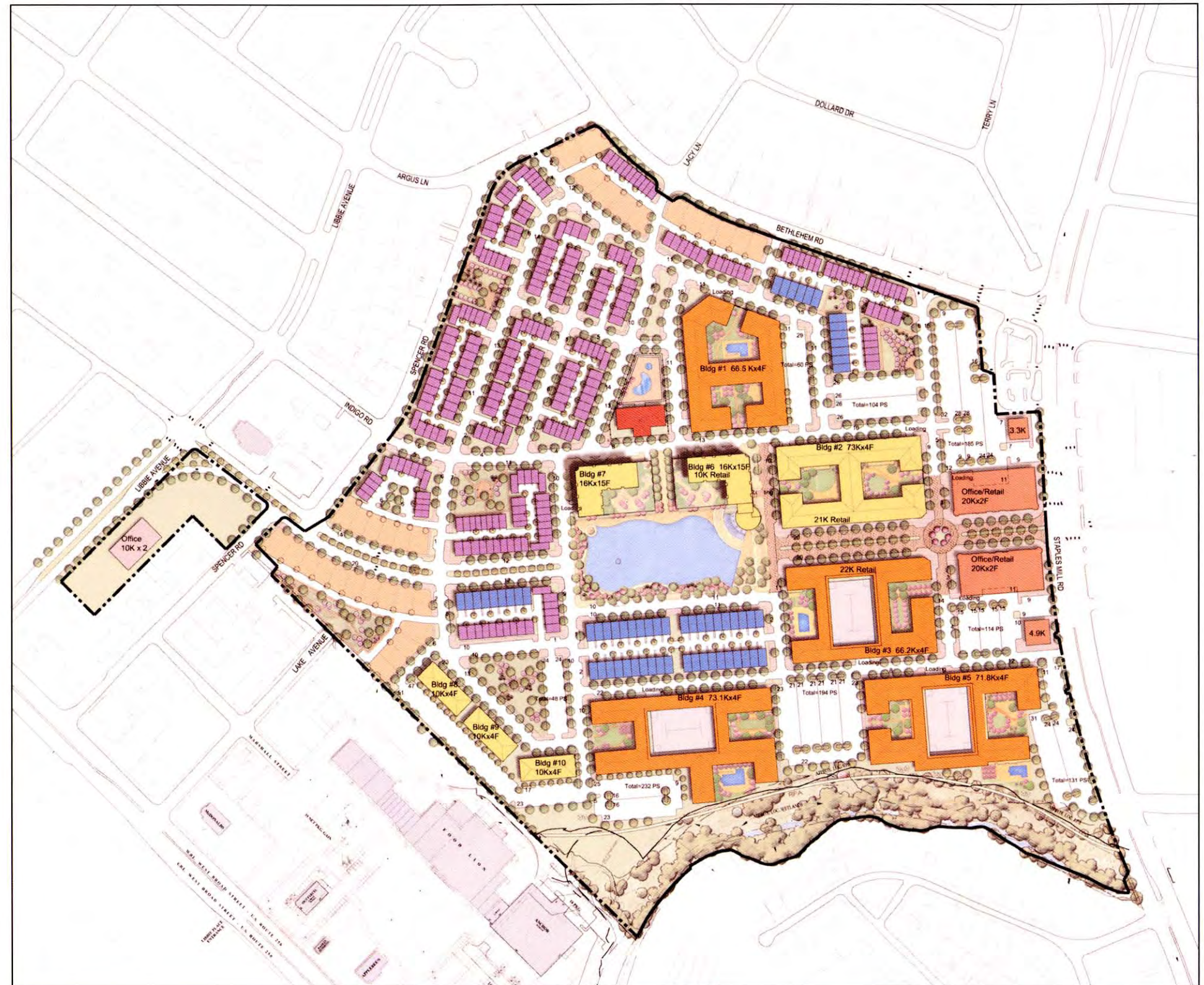
Sincerely,



for Virgil R. Hazelett, P.E.
County Manager

pc: James W. Theobald, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index

LEGEND		
	Retail / Office	
	Community Bldg	
	Apartment	1,096 Units
	Multi-Family Condo	571 Units
	Townhouse	267 Units
	2 Over 2	124 Units
	Single-Family Patio	32 Units
	Total	2,090 Units



P-1-07