

P-12-12

Zoning

Master Plan / Building Ht. / Density

Varina District

400

Feet



PS April 2012

Ref: 797-712-4180



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 27, 2012

CVI/Rocketts Landing, LLC
c/o Mr. Richard Souter
P.O. Box 8029
Richmond, VA 23223

Re: Provisional Use Permit P-12-12

Dear Mr. Souter:

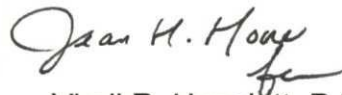
The Board of Supervisors at its meeting on July 24, 2012, granted your request for a Provisional Use Permit under Sections 24-32.1(u), 24-32.1(v), 24-32.1(w), 24-120, and 24-122.1 of the County Code in order to allow an increase in building height limitations for multifamily dwellings, residential townhomes, office and commercial buildings, and an increase in density for multifamily dwellings and residential townhomes and for a Master Plan under Section 24-34.1(c), on parts of Parcels 797-712-4180 and 797-711-6071, subject to the following conditions:

1. When ownership of real property is transferred, the applicant will contact the Director of Planning about the need to submit a Transfer of Provisional Use Permit. This condition does not apply to sale of individual town homes or condominiums.
2. As plans of development and other development applications are submitted for review, the applicant shall revise and resubmit the "Site Data" tables provided as part of the master plan and shall provide information as requested by the Director of Planning to ensure the project is developed in conformance with the master plan.
3. All townhouses over 40 feet in height shall be constructed with a fire suppression sprinkler system approved by the Henrico Division of Fire.
4. The maximum permitted height of buildings on the property shall be as follows:
 - a. Condominiums shall not exceed 100 feet in height.
 - b. Townhouses shall not exceed 50 feet in height.
 - c. All other buildings shall not exceed 70 feet in height.

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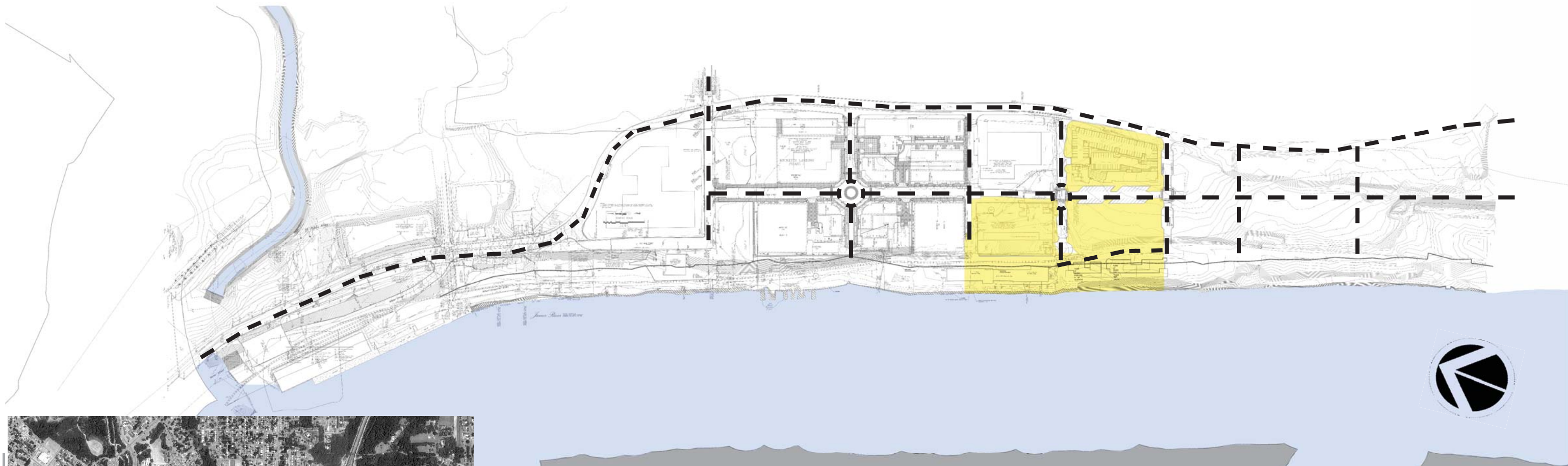
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

A handwritten signature in cursive script, appearing to read "Virgil R. Hazelett".

Virgil R. Hazelett, P.E.
County Manager

pc: Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services



SITE DATA:
LAND BAY 5

Gross Land Acreage	8.65 AC
Public R.O.W.	2.00 AC
Gross Developable Blocks	6.66 AC
Common Area/Open Space (Required=20% Gross)	1.73 AC
Floodway	.78 AC
Net Buildable Land Area	4.93AC

Proposed Development*

Residential*	310
Townhomes	-0-
(Average GSF=1,500SF)	511,500 SF (87.5%)
Density (DU/AC)=	39 +/-

Commercial*	
Office/Commercial	120,000 SF
Marina Slips	72 Slips
Off-Street Parking*	
To be provided as required	

Streetscapes	.94 AC +/-
Building Footprint*	3.99 AC +/-
Site Coverage*	81% +/-

Maximum Acreage Per Use	
Residential	4.5 AC
Commercial	2.5 AC

Note:

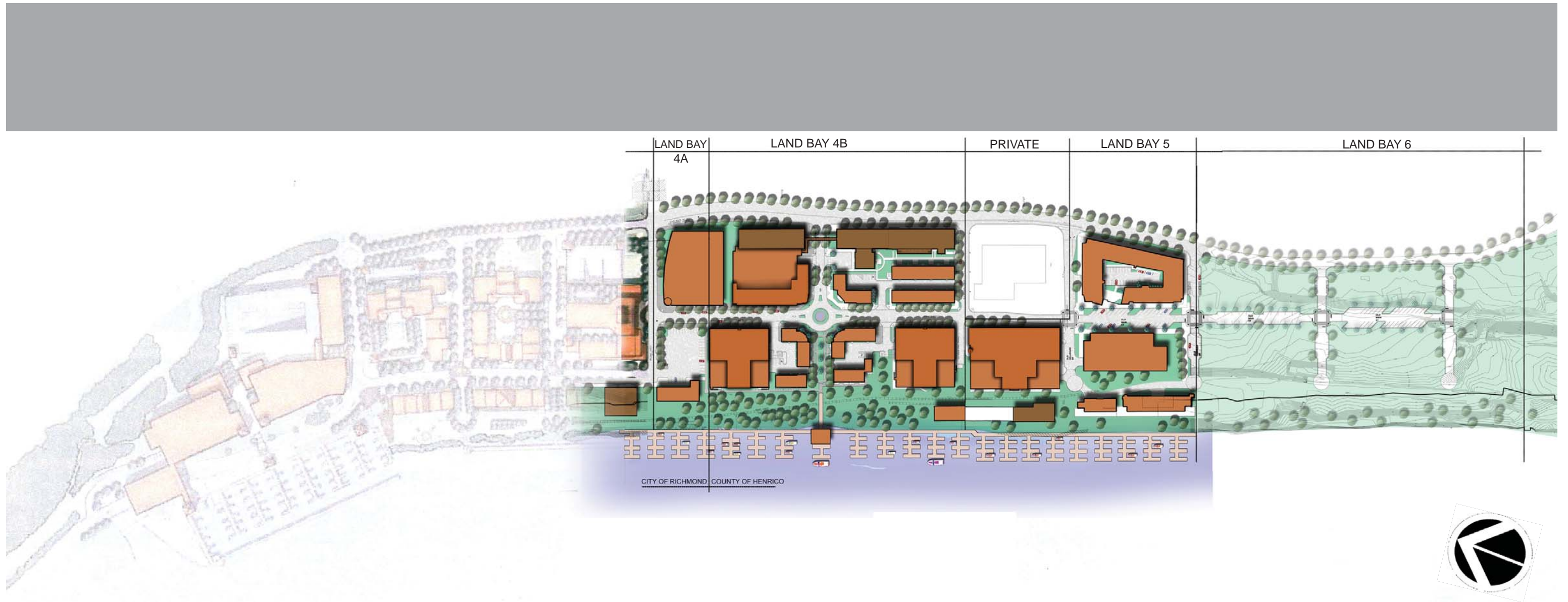
**Buildings, Parking, Open space shown to illustrate concept.
Actual layout will vary.**

Exceptions Requested:

Approval required per Sec. 24-34.1(c).
RTH over 35 feet in height
(up to 50 feet with residential sprinklers) (per Sec. 24-32.1(u))
Condo height (100 feet) (per Sec. 24-32.1(u))
All other buildings (70 feet) (per Sec. 24-32.1(u))
Building over 60 feet in height (per Sec. 24-32.1(u))
Multifamily density over 40 per acre (per Sec. 32.1(v))
RTH density over 12 per acre (per Sec. 24-32.1 (w))

Land Bay Map (Master Plan)-Land Bay 5 ROCKETTS LANDING, Henrico County, Virginia





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Buildings, Parking, Open space shown to illustrate concept.
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LEGEND

- Common Area/Open Space
- Renovated Building
- New Building
- Public Street
- Walks

Phase One Development Scenario ROCKETTS LANDING, Henrico County, Virginia





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Buildings, Parking, Open space shown to illustrate concept. Actual layout will vary.

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BAY 5: UNIT NUMBER LEGEND

17A 150 Units
17B 15,000 S.F. Commercial
18 156 Units
19A 90,000 S.F. Commercial
19B 15,000 S.F. Commercial

LEGEND

Common Area/Open Space
Renovated Building
New Building
Public Street
Walks

Phase One Development Scenario ROCKETTS LANDING, Henrico County, Virginia

