

**PUP2017-00004**

**Zoning**

Urban Mixed Use  
Three Chopt District





John A. Vithoulkas  
County Manager

April 18, 2017

WAM Associates, LLC  
6641 W. Broad Street, Ste. 101  
Richmond, VA 23230

Re: Provisional Use Permit PUP2017-00004

Dear Sirs:

The Board of Supervisors, at its meeting on April 11, 2017, approved your request for a Provisional Use Permit under Sections 24-32.1(a)(n)(s)(t)(v)(z) and (aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for the following on Parcel 747-761-9275: outdoor vending; parking garages without ground floor retail uses; heights greater than 60'; density greater than 30 dwelling units per acre; open space less than 20%; commercial or office square footage less than 25% of total square footage; for-lease multifamily dwellings to exceed 30% of total units; and a parking plan, located at the southeast intersection of Innslake Drive and Dominion Boulevard, subject to the following conditions:

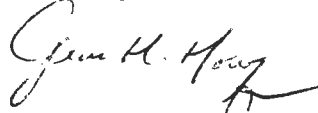
1. **Master Plan. Density, and Percentage of For-Lease Multifamily Units.** All development on the property shall be in general conformance with the 1/27/17 version of the *Innsbrook Urban Mixed-Use District Urban Design Guidelines* (see case file). Residential development on the property shall not exceed 350 dwelling units, all of which may be multi-family for-lease.
2. **Outdoor Vending 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. Any outdoor vending areas shall not be open to the public after 10:00 p.m.

3. **Parking Structure Design and Fire Protection.** Parking structures without ground floor retail uses along at least one facade or without usable floor space for residential or nonresidential uses along any facade that faces a one-family use or public or private street shall be permitted, provided the design of such structures is consistent with the 1 /27 /17 version of the *Innsbrook Urban Mixed-Use District Urban Design Guidelines* (see case file) as determined at the time of Plan of Development Review. 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 during Plan of Development review.
4. **Building Height and Emergency Communication Systems.** Buildings may exceed 60' in height. Buildings on the Property shall not exceed 200' in height, except that any architectural enclosures not exceeding 25% of the linear distance along any face of a building may be permitted up to 215' in height. For any building above 60' in height, the owner shall install a fire command center and emergency radio communication equipment in the building 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.
5. **Open Space.** Open space on the site may be less than 20%.
6. **Commercial/Office Square Footage.** The minimum commercial and office square footage may be less than 25% of the site's aggregate building square footage, but shall not be less than the minimum amount proffered in rezoning case REZ2017-00006.
7. **Parking Plan.** The applicant shall provide parking spaces in a manner consistent with: a) the development plan proposed with case REZ2017-00006, and b) the two-page shared parking strategy provided with this request. Each plan of development submitted for the property shall include a tabulation of all parking required per the 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 Henricc County Code.
8. **Crime Prevention.** Prior to occupancy of any new 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.

WAM Associates, LLC  
April 18, 2017  
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The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas  
County Manager

pc: James W. Theobald, Esquire  
Director, Real Estate Assessment  
Police, Special Services



## Innsbrook VA | Innslake Mixed Use - Marchetti

160927



PUP2017-00004

CONCEPTUAL SITE PERSPECTIVE

Innsbrook, VA | Innsbake Mixed Use - Marchetti

160906



PUP2017-00004



# CONCEPTUAL PERSPECTIVE

Innsbrook, VA | Innslake Mixed Use - Marchetti

160927



PUP2017-00004



# CONCEPTUAL PERSPECTIVE

Innsbrook, VA | Innslake Mixed Use - Marchetti

160927



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## **WAM Mixed-Use Parking Analysis**

**Based on Walker Parking Study of Innsbrook dated 7/16/12**

**Time of Day Use Chart on Page 10**

	<b>8:00 AM</b>	<b>9:00 AM to 3:00 PM</b>	<b>5:00 PM</b>
<b><i>Apartment Use</i></b>			
Use Percent	80%	50%	55%
Use Spaces	262	164	180
Spaces Available for Office	66	164	148

<b><i>Office Use</i></b>			
Use Percent	55%	100%	75%
Use Spaces	51	93	70
Ratio Available/Use	128%	176%	212%

### **Notes**

Assumes all 328 deck parking spaces are needed for 250 apartment units.

Assumes no on-site surface parking.

Assumes 3.33/1000 office parking space ratio in current UMU ordinance.

Total office parking spaces required are 93 total ( $28,000/1,000 \times 3.33 = 93$ ).



The model concludes that peak weekday parking demand occurs around 2:00 p.m. when the retail, fast food, fine/casual restaurant, and office space are at or near their peak demand. Figure 4 shows the major land uses and their projected hourly occupancy rates. As an example, hotel and residential demand peaks around 6:00 a.m. and 8:00 p.m., but decreases throughout the day.

Figure 4: Time of Day Presence Factors

