

PUP2018-00001

Zoning

Urban Mixed Use

Three Chopt District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

June 19, 2018

CR APT Land LC
1415 E. Main Street
Richmond, VA 23219

Re: Provisional Use Permit PUP2018-00001

Dear Sirs:

The Board of Supervisors at its meeting on June 12, 2018, approved your request for a Provisional Use Permit under Sections 24-32.1, 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for an area designated for the preparation or service of food or beverages or the sale or display of merchandise conducted in an open area or structure; parking garage with no associated ground floor retail uses; buildings and structures exceeding 60' in height; density of residential development exceeding 30 dwelling units per acre; open space within a development of less than 20 percent; commercial or office square footage of less than 25 percent of the total building square footage of the UMU district; and the number of for-lease multifamily dwelling units exceeding 30 percent of the total units of the UMU district on Parcel 747-759-4312 located on the west line of Cox Road at its overpass of I-64, 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 Cox Road Multifamily Development Community Pattern Book, dated May 1, 2018, (see case file) which is conceptual in nature. The development of the Property may be phased and may vary in massing, height and final density provided the design, general layout, elevations and other details are in general conformance with the Pattern Book. The specific design, general layout, elevations and other details may vary from the Pattern Book as required for final engineering, design or compliance with governmental regulations, or as approved during any Plan of Development, subdivision, or building permit review or by the Director of Planning provided the Director of Planning finds the deviations are generally in keeping with the spirit and intent of the Pattern Book. Development shall not exceed (but may be less than) seventy-five 75 units per acre. The total number of dwelling units shall not exceed (but may be less than) 407 units. The number of for lease multi-family dwelling units may exceed 30% of the total units of the UMU district and all of the units developed on the Property 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.

The number of outdoor events shall be limited to no more than four events during the calendar year and administratively approved by the Planning Department.

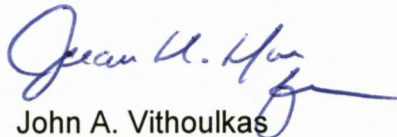
3. **Parking Structure Design and Fire Protection.** Parking structures without ground floor retail uses along at least one facade or without usable floor space for residential or nonresidential uses along any facade that faces a one-family use or public or private street shall be permitted, provided the design of such structures is consistent with the Cox Road Multi-Family Community Pattern Book (see case file REZ2018-0006) 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 85' 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%, but no less than 10%.
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 provided the layout is consistent with the concept plan as determined at the time of POD.

If at any time the residential use changes to commercial and/or office uses (other than the leasing office shown on the conceptual plan), the applicant shall provide a traffic study if requested by the traffic engineer.
7. **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.

8. **Proffered Conditions.** All proffered conditions accepted with case REZ2018-00006 shall be made a part of this Provisional Use Permit.

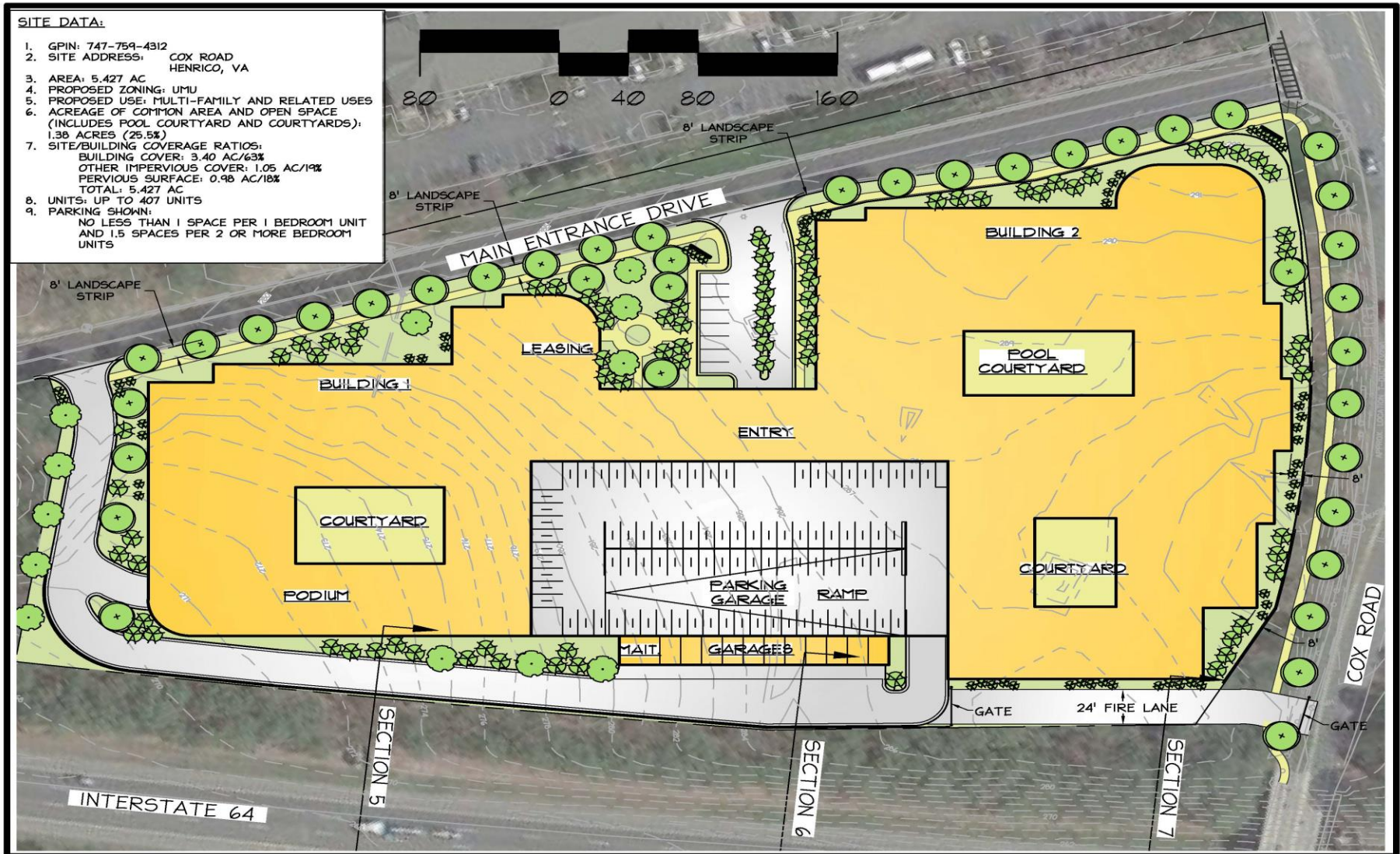
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Police, Special Services



McKINNEY AND COMPANY
planning • design • construction
Prepared for: Commonwealth Properties
Date: 5/1/18

Cox Road Apartments Conceptual Site Plan

16436-17

COX ROAD MULTI-FAMILY DEVELOPMENT

Master Plan Regulations

PUP2018-00001

ZPA