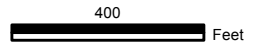


PUP2019-00007

Zoning

Urban Mixed Use

Varina District



PS February 2019

Ref: 797-711-8880



COUNTY OF HENRICO

John A. Vithoukas
County Manager

September 17, 2019

ZAC, LLC
Zimmer Development Company
111 Princess Street
Wilmington, NC 28401

Re: Rezoning Case PUP2019-00007

Dear Sir/Madam:

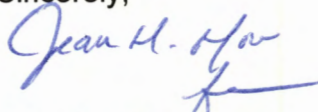
The Board of Supervisors at its meeting on September 10, 2019, approved your request for a Provisional Use Permit under Sections 24-32.1(a, m, s, w, and z), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for an area designated for the preparation or service of food or beverages or the sale or display of merchandise conducted in open areas or structures; parking plan; buildings and structures exceeding 60' in height; 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 797-711-8880 located at the northeast intersection of Old Osborne Turnpike (State Route 5) and Bickerstaff Road, subject to the following conditions:

1. Master Plan, Density Limitations and Percentage of For-Lease Multifamily Units. All development on the property shall be in general conformance with the Fulton Yard Site C concept plan (Exhibit 1.2), (see case file). Development on the property shall not exceed 350 residential units, all of which may be for-lease.
2. Building Height. Buildings on the Property may exceed 60' in height in accordance with the concept plan (see case file). No building on the property shall exceed 80' in height.
3. Vendor Areas. Areas of the Property may be designated on the master plan (see case file), 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.

4. Emergency Communication Systems. The owner shall install a fire command center and emergency radio communication equipment within any new building exceeding 60 feet in height 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. 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 during Plan of Development review.
6. Fire Protection. All structures, including parking structures, other than open, standalone parking garages, shall be fully sprinkled for fire protection.
7. Parking Plan. The applicant shall provide parking consistent with the Fulton Yard Property C Parking PUP document (see case file). 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 Henrico County Code.
8. Crime Prevention. Prior to occupancy of any structure, 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.

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: Chesapeake & Ohio RR CO
Ann Neil Cosby, Esquire
Adena M. Patterson
Director, Real Estate Assessment
Police, Special Services



PROPERTY C: ROUTE 5

LEGEND:

- Property Line
- Commercial
- Residential over Commercial
- Residential
- Amenity

SITE FEATURES:

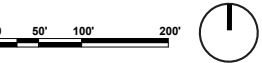
- C1: Canoe & Bike Shed
- C2: 1-Story Amenity: Fitness, Clubhouse
- C3: 12,000 SF Footprint
5 Stories Residential - 65 Units
- C4: 9,000 SF Footprint
5 Stories Residential - 50 Units
- C5: 15,000 SF Footprint
1 Story Commercial
4 Stories Residential - 64 Units
- C6: 15,000 SF Footprint
5 Stories Residential - 80 Units
- C7: 13,060 SF Footprint
5 Stories Commercial
- C5.1: Future Development
15,000 SF Footprint
1 Story Commercial
4 Stories Residential - 64 Units
- C7.1: Future Development
13,060 SF Footprint

PARKING REQUIREMENTS:

- Multifamily:
 - 1 Bed x 207 (1 Per) = 207 Spaces
 - 2 Bed x 52 (1.5 Per) = 78 Spaces
 - Future 1 Bed x 48 = 48 Spaces
 - Future 2 Bed x 16 (1.5 Per) = 24 Spaces
- Commercial:
 - 65,300SF/300 = 218 Spaces
 - Future 65,300SF/300 = 218 Spaces
- Retail
 - 15,000 SF/250 = 60 Spaces
 - Future 15,000SF/250 = 60 Spaces
- Total Parking Required: 563
- Total Parking Provided: 521 Spaces
- Parking Reserve: 110 Spaces at proposed location of future C7.1 building
- Future Development of C5.1 and C7.1
Future Parking Required = 350 Spaces

Unit Count: 259 Units
Future Development: 64 Units
Total Possible Units: 323 Units

Future parking provided through PUP and/or structured parking and remaining reserve



SITE C

PUP2019-00007

Exhibit 1.2