



COUNTY OF HENRICO

John A. Vithoulkas
County Manager

November 19, 2019

Wells Fargo Bank, N.A.
1515 West WT Harris Boulevard
Charlotte, NC 28262

Re: Provisional Use Permit PUP2019-00008

Dear Sir/Madam:

The Board of Supervisors at its meeting on November 12, 2019, approved your request for a Provisional Use Permit under Sections 24-32.1(a, d, i, k, n, p, s, t, v, w, z and aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for outdoor vending; carwash; single offices, clinics and labs for medical, dental and optical uses greater than 30,000 square feet of floor area; drive-through service window; parking garage with no associated ground floor retail uses; commercial outdoor recreation facilities including skating rinks, swimming pools or other standard facilities of this type of development; buildings 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; number of for-lease multifamily dwelling units to exceed 30 percent of the total units of the UMU district; and a parking plan on part of Parcels 746-762-8251 and 747-763-3334 located on the east line of Sadler Road, approximately 550' south of Thorncroft Drive, 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 10/14/17 version of the Innsbrook Urban Mixed-Use District Urban Design Guidelines. Residential development on the property shall not exceed 700 dwelling units, all of which may be multi-family for-lease.
2. **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 REZ2019-018 (see case file).
3. **Square Footage Limitations.** Medical offices, clinics or laboratories shall have no limit as to floor area, except that any clinic or laboratory exceeding 30,000 square feet shall be part of a multi-story, multi-tenant building.
4. **Open Space.** Open space on the site may be less than 20% but shall be no less than 10%.

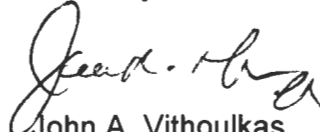
5. **Building Height and Emergency Communication Systems.** Buildings within 150' of the eastern right-of-way boundary of Sadler Road shall not exceed 45' in height, except as allowed by the Innsbrook Redevelopment Overlay District. Buildings more than 150' from but within 300' of the eastern right-of-way boundary of Sadler Road shall not exceed 80' in height, except as allowed by the Innsbrook Redevelopment Overlay District. All other buildings may exceed 80' in height up to a maximum of 200' in height, except that architectural enclosures not exceeding 25% of the linear distance along any face of such 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.
6. **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 10/14/17 version of the Innsbrook Urban Mixed-Use District Urban Design Guidelines 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.
7. **Parking Plan.** The applicant shall provide a minimum of 1,037 parking spaces on the property in a manner consistent with: a) the development plan proposed with case REZ2019-018 (see case file), 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 Henrico County Code.
8. **Car Wash.** Each parking structure may contain a car washing amenity for use by apartment residents. The car wash area shall be entirely within the parking structure and screened from sidewalks and adjacent streets.
9. **Drive-Through Service Windows.** Drive-through service windows for specialty coffee, specialty beverage or pastry, banks, pharmacies, and dry cleaners shall be the only drive through services permitted on the site. Any use incorporating a drive-through service window shall be part of a multi-tenant building. Drive-through service windows shall be designed to minimize negative impacts to the pedestrian environment and shall be accessed from secondary access aisles such as alleys, unless otherwise approved at the time of Plan of Development review.

10. **Commercial Outdoor Recreation Facility.** Commercial outdoor recreation facilities such as skating rinks, swimming pools, and other similar uses may be included on the property.
11. **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.
12. **Radio and Television Stations and Television Receiving Antennas.** Any communications equipment such as satellite dishes or antennas associated with a radio or television station shall be screened from public view at ground level in a manner approved at the time of Plan of Development Review. No stand-alone television or radio antennas shall be permitted.
13. **Heliports.** Heliports shall include only landing facilities with no fueling or service facilities permitted, and shall be subject to the following requirements:
 - a. Any heliport shall be designed, constructed, and marked in compliance with Federal Aviation Administration regulations and recommendations, including Advisory Circular 150-5390-28.
 - b. All heliport operations shall conform to Federal Aviation Administration regulations and recommendations, including those related to training and oversight of flight crews, and safety equipment on helicopters.
 - c. Any heliport shall be located on the roof of a building at least 300' from the property line of a lot containing an existing one-family dwelling.
14. **Billiard Parlors.** Billiard parlors shall be permitted, provided that evidence (i.e. police calls to the premises, complaints from other businesses or the residential community, etc.) does not indicate that the establishment and operation of a billiard parlor is having an adverse effect (i.e. increased public nuisance: loitering, excessive noise outside the building, criminal assaults, traffic, etc.) on the surrounding area. Billiard parlors shall not operate between the hours of 2:00 a.m. to 6:00 a.m.
15. **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.

Wells Fargo Bank, N.A.
November 19, 2019
Page 4

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: Jeffrey P. Geiger, Esquire
James W. Theobald, Esquire
Director, Real Estate Assessment
Chris Sorenson, Schools
Justin Briggs, Schools
Police, Special Services

PROJECT INFORMATION

BUILDING A1 :
AREA SUMMARY:
Amenity/Commercial:
Level 1: 8,000 SF
Residential:
Level 1 : 33,840 SF
Level 2- 5 : 41,920 SF (EACH)
Gross Area : 201,520 SF

UNIT COUNTS:
Studio: 90 Units
1-Bedroom: 48 Units
2-Bedroom: 66 Units
L / W Units: 07 Units
Total: 211 Units

BUILDING A2:
AREA SUMMARY:
Level 1-5 : 36,710 SF (EACH)
Gross Area : 183,550 SF

UNIT COUNTS:
Studio: 94 Units
1-Bedroom: 63 Units
2-Bedroom: 50 Units
3-Bedroom: 10 Units
Total: 217 Units

BUILDING B (B1+B2):
Amenity/Commercial:
Level 1: 7,000 SF

Residential:
Unit Counts:
Studio: 126Units
1-Bedroom: 78 Units
2-Bedroom: 68 Units
Total: 272 Units

BUILDING C:
Amenity/Commercial:
Level 1: 7,000 SF
Level 2: 6,000 SF
Total: 13,000 SF

Total Unit Count (A1+A2+B):
Studio: 310 Units
1-Bedroom: 189 Units
2-Bedroom: 184 Units
3-Bedroom: 10 Units
Live / Work : 07 Units
Total: 700 Units

Total Amenity/Commercial (A1+B+C): 28,000 SF

PARKING:
Deck A: 550 Spaces (220,112 SF)
Deck B: 279 Spaces (166,425 SF)
Surface: 247 Spaces
Total 1,076 Spaces

WELLS FARGO PARKING:
Removed Parking: 254 Spaces
Replaced Parking: 254 Spaces



SITE PLAN

INNSBROOK APARTMENTS

HENRICO COUNTY , VA

DISCLAIMER:
THIS IS THE PRELIMINARY LEASE PLAN INTENDED FOR DISCUSSION PURPOSES ONLY. THE LANDLORD AND LANDLORD REPRESENTATIVES RESERVE THE RIGHT TO MAKE ANY CHANGES TO THE PLAN, INCLUDING, BUT NOT LIMITED TO: BUILDING AND STORE LOCATIONS, SIZES, MERCHANDISE CATEGORIES, PROSPECTIVE TENANT NAMES, CONFIGURATIONS, ENTRANCES, PARKING AND OVERALL SITE CONFIGURATIONS. THE PARTIES SHALL TAKE NO WARRANTIES OR REPRESENTATIONS CONCERNING ANY MATTER CONTAINED ON THIS PLAN, HANDWRITTEN OR IN ANY OTHER MANNER NOTED, NOR SHALL PROSPECTIVE TENANTS RELY ON THE SAME.

PUP2019-00008



191022 4:00 pm

Robinson Mixed-Use Parking Analysis - 10/29/19
Based on Walker Parking Study of Innsbrook dated 7/16/12
Time of Day Use Chart on Page 10

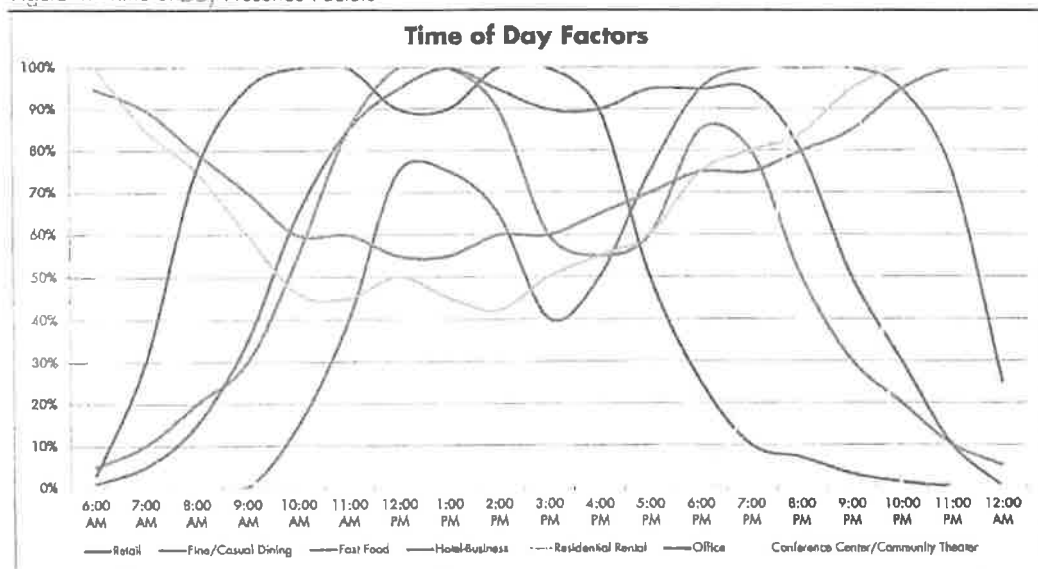
	6:00 AM	8:00 AM	9:00 AM to 3:00 PM	5:00 PM	9:00 PM	
Apartment Use						
Total Bedrooms	904	904	904	904	904	There are 911 bedrooms. 7 of which are live work units and are calculated below.
Occupancy Percent	92%	70%	50%	68%	98%	
Spaces Required	832	633	452	615	886	
Retail Use						
Retail Square Feet	3,000	3,000	3,000	3,000	3,000	
Parking Ratio (5/1000)	15	15	15	15	15	
Occupancy Percent	2%	22%	75%	75%	40%	
Spaces Required	0	3	11	11	6	
Restaurant						
Retail Square Feet	3,500	3,500	3,500	3,500	3,500	
Parking Ratio (10/1000)	35	35	35	35	35	
Occupancy Percent	5%	25%	78%	85%	98%	
Spaces Required	2	9	27	30	34	
Office						
Retail Square Feet	6,500	6,500	6,500	6,500	6,500	
Parking Ratio (3.3/1000)	21	21	21	21	21	
Occupancy Percent	15%	87%	98%	35%	2%	
Spaces Required	3	19	21	8	0	
Live/Work Unit						
Office Square Feet	1,960	1,960	1,960	1,960	1,960	
Parking Ratio (3.3/1000)	6	6	6	6	6	
Occupancy Percent	15%	87%	98%	35%	2%	
Spaces Required	1	6	6	2	0	
Apartment Amenity Space						
Amenity Square Feet	15,000	15,000	15,000	15,000	15,000	
Parking Ratio	-	-	-	-	-	
Spaces Required	-	-	-	-	-	
Summary						
Total Spaces Provided	1,076	1,076	1,076	1,076	1,076	
Total Spaces Required	838	669	518	665	927	
Surplus/(Deficit)	238	407	558	411	149	

PUP2019-00008



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



Source: Walker Parking Consultants, 2012

PUP2019-00008