

PUP2019-00015

Zoning

Mixed Use Community
Tuckahoe District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

March 17, 2020

Gateway Associates of Richmond, LLC
P.O. Box 29466
Henrico, VA 23242-0466

Re: Provisional Use Permit PUP2019-00015

Dear Sir/Madam:

The Board of Supervisors at its meeting on March 10, 2020, approved your request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a mixed-use community on part of Parcel 753-745-0470 located on the west line of N. Parham Road, approximately 255' south of its intersection with Fargo Road, subject to the following conditions:

1. **Master Plan.** All development on the property shall be in general conformance with the Master Plan titled "Site and Floor Plans" dated December 10, 2019 (see case file), unless otherwise approved at the time of Plan of Development review.
2. **Architectural Design.** Any new building shall be constructed in general conformance with the plan titled "Elevation" dated December 10, 2019 (see case file), unless otherwise approved at the time of Plan of Development Review.
3. **Density.** No more than 80 new residential units shall be constructed on the property, consistent with the approved Master Plan. Existing residential units shown as remaining on the Master Plan shall not count towards this density limitation.
4. **Unit Type.** No three-bedroom units shall be permitted.
5. **Commercial Development.** Commercial uses shall only be located on the first floor of the building consistent with the approved Master Plan. The following uses shall not be permitted:
 - a. automotive filling and service stations including towing service;
 - b. billiard, bagatelle, video game or a bingo parlor, unless accessory to a permitted use;
 - c. flea markets or antique auctions;
 - d. billboards;
 - e. recycling facilities;
 - f. funeral homes, mortuaries, crematories and/or undertaking establishments;
 - g. dance halls;

- h. truck stops;
 - i. gun shop, sales and repair;
 - j. sign painting shops;
 - k. communication towers, not to include small cells;
 - l. general hospitals, sanatoriums and charitable institutions for human care;
 - m. adult businesses as defined by Section 24-3 of the Henrico County Code;
 - n. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections);
 - o. car title loan operations;
 - p. fuel pumps associated with permitted uses;
 - q. any use utilizing a drive-thru service window; and,
 - r. motels or motor lodges.
6. **Sidewalks.** Sidewalks shall be provided along all public street frontages, and internal pedestrian connections from new development areas shall be provided to such sidewalk.
7. **Pedestrian Lighting.** Site lighting shall be designed to provide lighting for pedestrians along N. Parham Road in a manner approved at the time of lighting plan review.
8. **Crime Prevention.** Prior to occupancy of any 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.
9. **Parking Plan.** Parking may be reduced in accordance with the plan titled "Gateway Apartments Parking Survey." Any plan of development submitted for the property shall include a tabulation of all parking required per a licensed engineer's determination. Shared parking information, including updates to the parking calculations 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.
10. **Hours of Construction.** The hours of exterior construction shall be between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours, utility connections and right-of-way improvements.

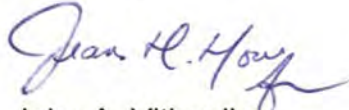
Gateway Associates of Richmond, LLC

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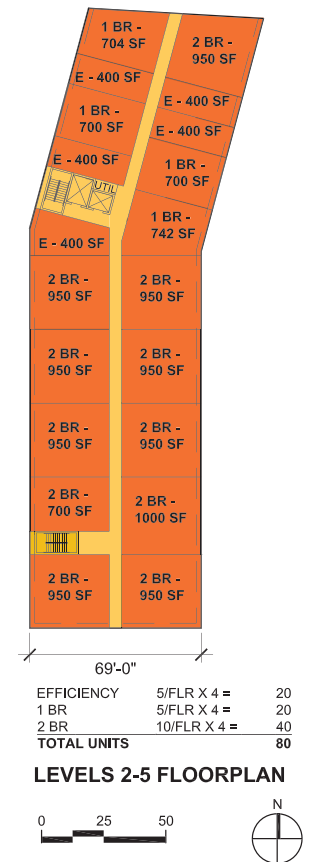
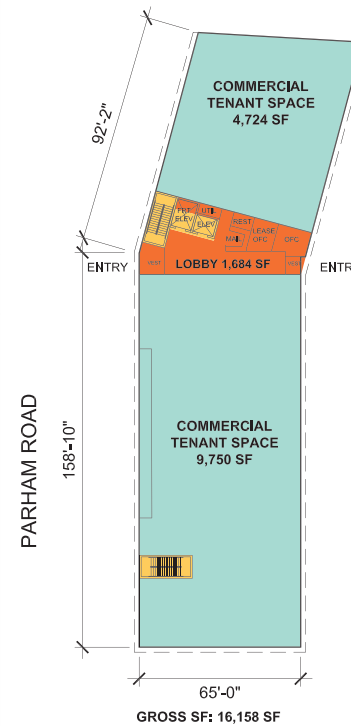
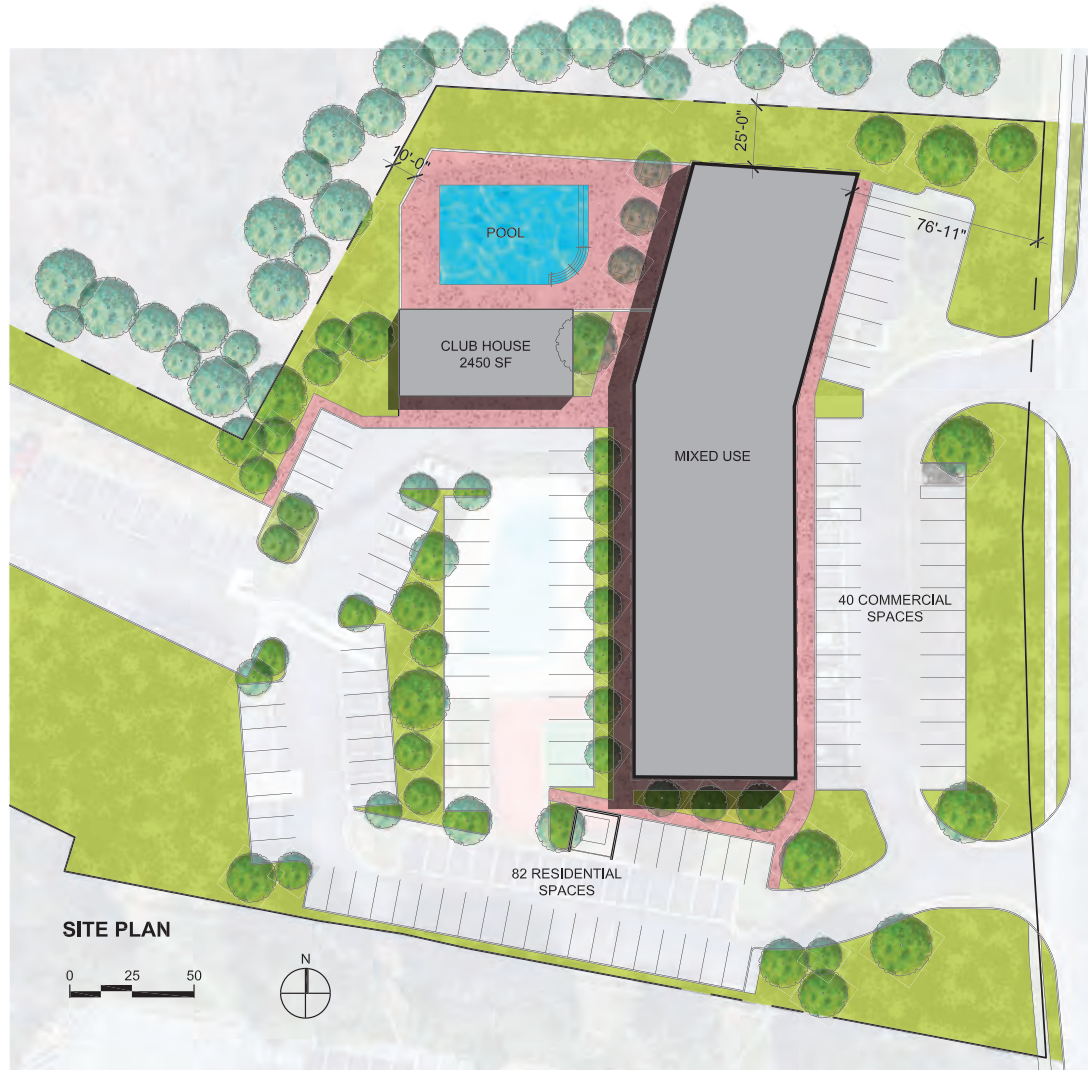
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoukas
County Manager

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



site + floor plans

Baskerville

PUP2019-00015

December 10, 2019



elevation

Baskerville

PUP2019-00015

December 10, 2019



PARKING REQUIREMENTS

COMMERICAL PARKING

REQUIRED = 5 PER 1,000 SF
TOTAL = 60 SPACES

TOTAL PROPOSED = 60 SPACES

RESIDENTIAL PARKING

REQUIRED = 1 PER 1BR UNIT
(58 UNITS)
1.5 PER 2BR UNIT
(49 UNITS)
TOTAL = 132 SPACES

TOTAL PROPOSED = 135 SPACES

PARKING LEGEND



RESIDENTIAL



COMMERCIAL

PUP2019-00015

**GATEWAY APARTMENTS
PARKING SURVEY**

JANUARY 20, 2020
TUCKAHOE DISTRICT
HENRICO, VIRGINIA



Townes
SITE ENGINEERING

1 Park West Circle, Suite 108
Middleburg, Virginia 22114
Phone: (804) 748-9011 Fax: (804) 748-2590
PROJECT#-20190215

