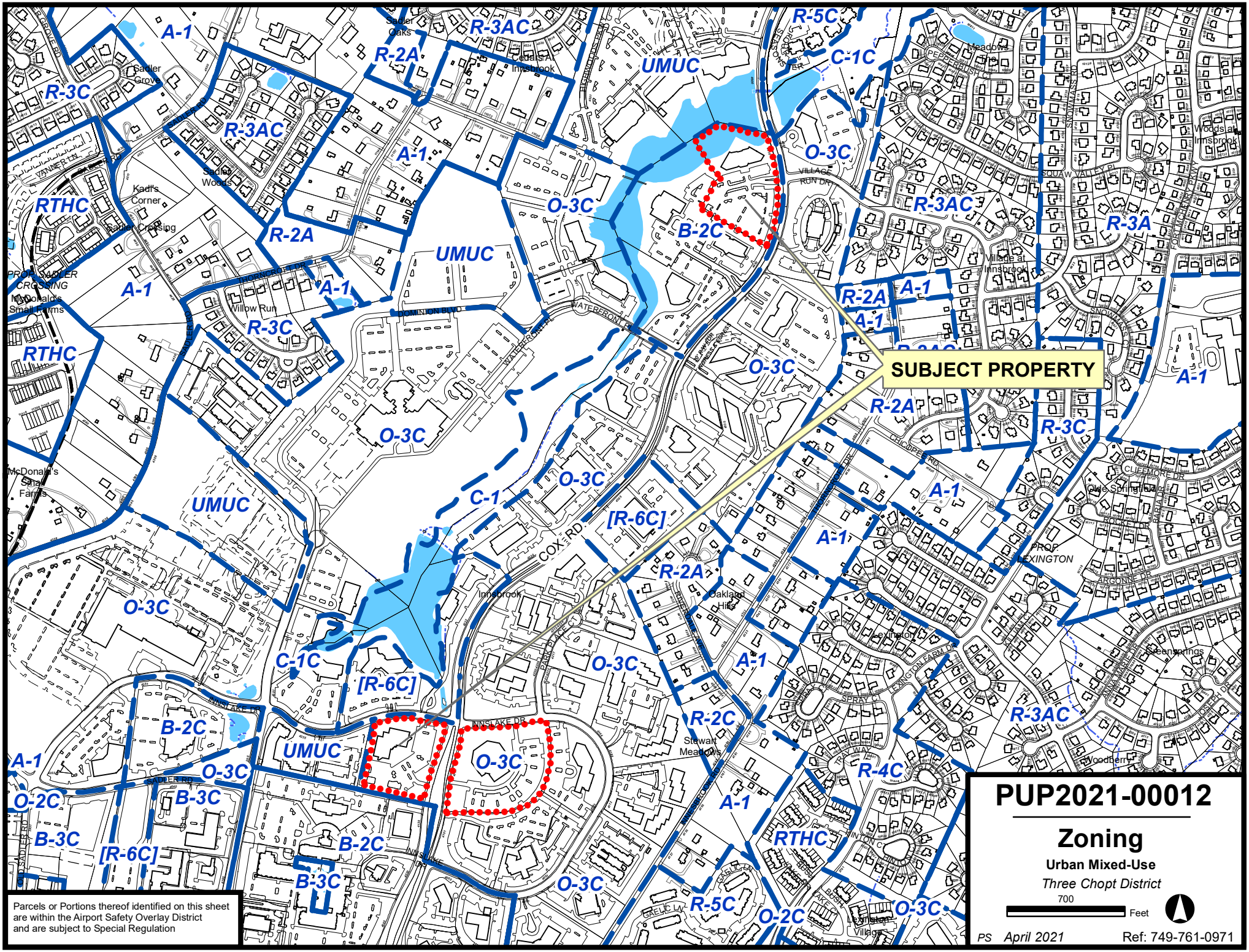


Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

PUP2021-00012

Zoning

Urban Mixed-Use

Three Chopt District

700 Feet

PS April 2021 Ref: 749-761-0971

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

November 16, 2021

Lingerfelt Office Properties, LLC
4198 Cox Road, Suite 201
Glen Allen, VA 23060

RE: Provisional Use Permit PUP2021-00012

Dear Applicant:

The Board of Supervisors at its meeting on November 9, 2021, approved your request for a Provisional Use Permit under Sections 24-32.1 (n, s, t, v, w, z, aa), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow the following: a parking garage with no associated ground floor retail or useable floor space for residential or nonresidential uses along a façade facing street; buildings and structures exceeding 60' in height; residential density exceeding 30 units per acre; open space 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 exceeding 30 percent of the total units of the UMU district; and a parking plan on Parcels 750-765-5718, 748-761-5174, and 749-761-0971 containing 16.486 acres located on the east and west lines of Cox Road between Nuckols Road and W. Broad Street, subject to the following conditions:

1. **Proffered Conditions.** All proffered conditions accepted with case REZ2021-00029 shall also be made part of this Provisional Use Permit.

2. **Master Plan, Density, and Percentage of For-Lease Multifamily Units.** All development on the properties shall be in general conformance with the 10/14/17 version of the *Innsbrook Urban Mixed-Use District Urban Design Guidelines* (see case file). Residential development on the property shall not exceed 310 dwelling units on 4510 Cox Road, 250 dwelling units on 4198 Cox Road, and 320 dwelling units on 4121 Cox Road. All dwelling units may be for-lease multifamily.

3. **Residential Unit Size.** There shall be no dwelling units with 3 or more bedrooms.

4. **Building Height and Emergency Communication Systems.** All buildings shall be allowed a maximum height of 200'. 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. **Commercial/Office Square Footage.** The minimum non-residential square footage may be less than 25% of each site's aggregate building square footage, but shall not be less than the minimum amount proffered in rezoning case REZ2021-00029.

6. **Parking Structure Design and Fire Protection.** Parking structures without ground floor retail uses along at least one façade or without usable floor space for residential or nonresidential uses along any façade 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* (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.

7. **Parking Plan.** The applicant shall provide a minimum number of parking spaces on each of the subject properties consistent with the ratios and time-of-day formulas presented in the 8-page shared parking study provided with this request (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. **Open Space.** Open space on each site may be less than 20%, but shall be no less than 10%.

9. **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.

10. **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, including security camera installation and video storage.

11. **Trespassing Enforcement.** The Owner of the Property shall submit a Trespassing Enforcement Authorization application to the Community Services Unit of the Henrico Police Division on an annual basis.

12. **Residential Recycling Facilities.** Recycling and refuse collection area(s) shall be provided to fully and conveniently serve all multifamily residential units within the developments in accordance with the following standards prescribed in the newly adopted Henrico County Zoning Ordinance effective September 1, 2021:

    a. A recycling and refuse collection area must not impede or adversely affect vehicular or pedestrian circulation.
    b. Concrete pavement must be used where a recycling or refuse container pad and apron are located.
    c. All recycling and refuse containers and bins must be completely screened from view and located in an enclosed area conveniently accessible to all residents and occupants. Enclosures must be constructed of finished masonry materials with the exception of gates and doors. The use of portable shipping containers or tractor trailers for storage is prohibited.
    d. Roofed recycling and refuse enclosures, including enclosures for fats, oils, and grease, must comply with the minimum setbacks that apply to the principal structure.
    e. Gates intended for service access to the recycling and refuse collection area must provide an opening at least ten feet wide. Gates and doors must be opaque, substantial, and oriented to minimize views of the enclosures from public rights-of-way. Support posts, gate frames, hinges and latches must be of a sufficient size and strength to allow the gates to function without sagging or becoming misaligned. Where a gate in the screening faces a public right-of-way, the gate must be closed and latched at all times except two hours prior to a scheduled collection time and one hour after collection.
    f. Recycling and refuse collection areas must not be serviced before 6:00 a.m. or after 12:00 midnight, or as otherwise required by Article 5, Division 6, Neighborhood Compatibility.

g. The recycling and refuse collection area must be kept free of litter, debris, and residue. Storage outside of containers or bins is prohibited.

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, Esq.
Director, Real Estate Assessment
Henrico County Schools
Police, Special Services

MEMORANDUM

TO: John Mason
Lingerfelt Commonwealth Partners

FROM: Paul W. Kreckman
Innsbrook Owners Association
Architectural Review Committee

RE: Lingerfelt Zoning Case, Shared Parking Analysis
Properties Located at 4198, 4121 and 4510 Cox Road

DATE: June 10, 2021

This memorandum is written in response to the ARC review of the adequacy of parking for the three proposed mixed-use projects comprising this consolidated rezoning request.

As you recall, one of the reasons for eliminating the need for detailed studies in many areas under the new UMU zoning ordinance was the fact that Innsbrook had been subjected to many previous studies which could be used in future zoning case evaluations. The attached evaluations draw from one of those extensive studies to answer the parking adequacy question for each of the properties separately in the present case.

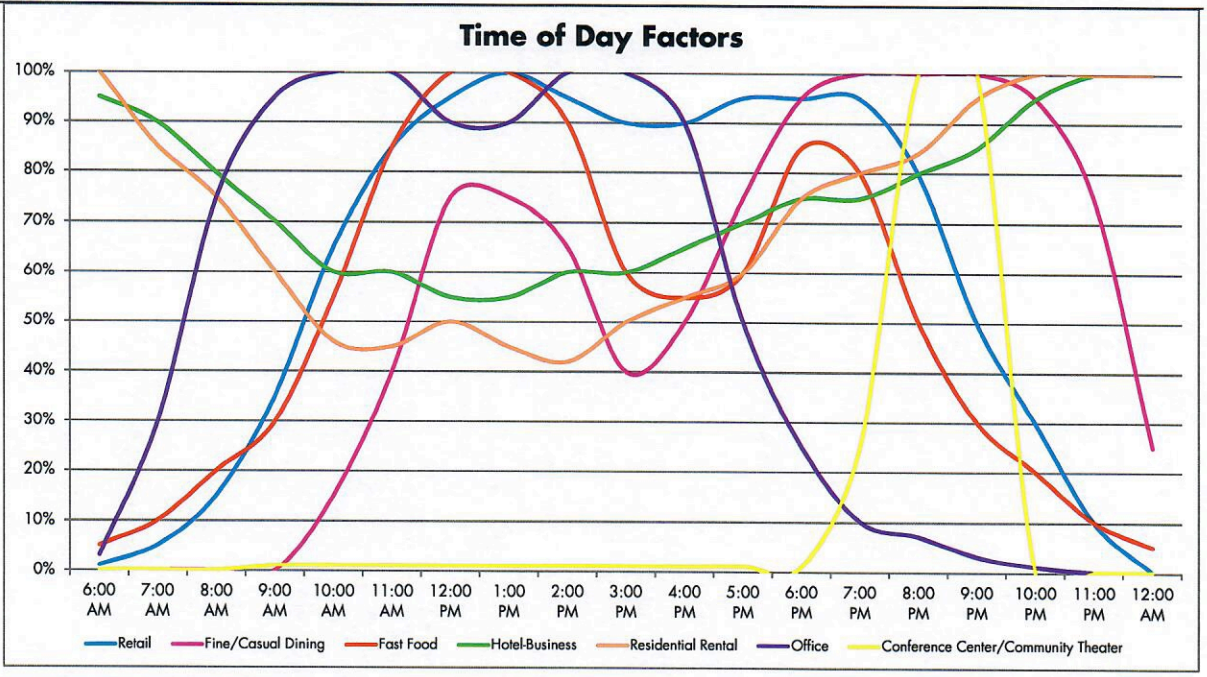
An extensive parking study was conducted for the Highwoods-Markel Associates zoning case, with a report by Walker Parking Consultants published on July 16, 2012. That report contained a chart showing the typical time of day parking use for various land uses (Figure 4: Time of Day Presence Factors found on page 10) that can be readily applied to this development proposal. These shared parking ratios and occupancy levels have also been supported by other studies and remain a valid source for the current evaluation.

The attached tables use the information from the Walker Chart and the project information from the Lingerfelt zoning proposal to demonstrate that there is more than sufficient parking available through shared uses for each property as shown more specifically in the attached tables.

This analysis is a good use of the existing study data available for Innsbrook and clearly indicates that no additional studies are required to answer the fundamental question of parking adequacy for this rezoning proposal. Please feel free to share this document with the Henrico Planning Department.

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

RESIDENTIAL :

BUILDING 1 : 5 FLOORS

1 BEDROOM - 75 (15 / FLOOR)
2 BEDROOM - 40 (08 / FLOOR)
TOTAL UNITS - 115 UNITS

BUILDING 2 : 5 FLOORS

1 BEDROOM - 135 (27 / FLOOR)
2 BEDROOM - 20 (04 / FLOOR)
TOTAL UNITS - 150 UNITS

BUILDING 3 : 5 FLOORS

1 BEDROOM - 25 (05 / FLOOR)
2 BEDROOM - 15 (03 / FLOOR)
TOTAL UNITS - 40 UNITS

BUILDING 1 + 2 + 3

1 BEDROOM - 235 UNITS
2 BEDROOM - 75 UNITS
TOTAL - 310 UNITS

TOTAL BEDROOMS - 385 BEDS

1 BEDROOM UNIT

2 BEDROOM UNIT

GARAGE: 4.5 LEVELS

TOTAL SPACES - 432)

SURFACE PARKING - 43 SPACES

TOTAL PARKING PROVIDED - 475

OFFICE BUILDING 4: 72,665 S.F.

SITE PLAN

4510 COX ROAD

Innsbrook - Glen Allen, Virginia

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saunders + crouse ARCHITECTS

PROJECT NO. 20034.000 -1
JUNE 10, 2021
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PUP2021-00012

4510 COX ROAD SHARED PARKING ANALYSIS

	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
DEMAND																			
Apartments																			
Total bedrooms	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
Occupancy %	92%	80%	70%	55%	45%	47%	47%	42%	45%	52%	58%	68%	78%	82%	88%	98%	100%	100%	100%
Shared Spaces	354	308	270	212	173	181	181	162	173	200	223	262	300	316	339	377	385	385	385
Office																			
Square Feet	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665	72,665
Spaces/1000 sf	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Appropriated Spaces by Use	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218
Occupancy %	15%	50%	87%	98%	100%	95%	89%	95%	100%	98%	75%	35%	18%	8%	5%	2%	0%	0%	0%
Shared Spaces	33	109	190	214	218	207	194	207	218	214	163	76	39	17	11	4	-	-	-
Total Shared Parking Demand	387	417	459	425	391	388	375	369	391	414	387	338	340	333	350	382	385	385	385
SUPPLY																			
Total Parking Provided	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475	475
SURPLUS/(DEFICIT) SHARED	88	58	16	50	84	87	100	106	84	61	88	137	135	142	125	93	90	90	90

RESIDENTIAL :

BUILDING 1 : 10 FLOORS

1 BEDROOM - 140 (14 / FLOOR)
2 BEDROOM - 110 (11 / FLOOR)
TOTAL UNITS - 250 UNITS

TOTAL BEDROOMS - 360 BEDS

1 BEDROOM UNIT

2 BEDROOM UNIT

GARAGE: 3 LEVELS

TOTAL SPACES - 306

SURFACE PARKING - 102 SPACES

TOTAL PARKING PROVIDED - 408

OFFICE BUILDING 2: 44,089 S.F.

SITE PLAN - OPTION 2

4198 COX ROAD

Innsbrook - Glen Allen, Virginia

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JUNE 10, 2021
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4198 COX ROAD SHARED PARKING ANALYSIS

DEMAND	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Apartments																			
Total bedrooms	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360
Occupancy %	92%	80%	70%	55%	45%	47%	47%	42%	45%	52%	58%	68%	78%	82%	88%	98%	100%	100%	100%
Shared Spaces	331	288	252	198	162	169	169	151	162	187	209	245	281	295	317	353	360	360	360
Office																			
Square Feet	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089	44,089
Spaces/1000 sf	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Appropriated Spaces by Use	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132
Occupancy %	15%	50%	87%	98%	100%	95%	89%	95%	100%	98%	75%	35%	18%	8%	5%	2%	0%	0%	0%
Shared Spaces	20	66	115	130	132	126	118	126	132	130	99	46	24	11	7	3	-	-	-
Total Shared Parking Demand	351	354	367	328	294	295	287	277	294	317	308	291	305	306	323	355	360	360	360
SUPPLY																			
Total Parking Provided	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408
SURPLUS/(DEFICIT) SHARED	57	54	41	80	114	113	121	131	114	91	100	117	103	102	85	53	48	48	48

PUP2021-00012

RESIDENTIAL :

BUILDING 1 : 5 FLOORS

1 BEDROOM - 95 (19 / FLOOR)
2 BEDROOM - 50 (10 / FLOOR)
TOTAL UNITS - 145 UNITS

BUILDING 2 : 5 FLOORS

1 BEDROOM - 120 (24 / FLOOR)
2 BEDROOM - 55 (11 / FLOOR)
TOTAL UNITS - 185 UNITS

BUILDING 1 + 2

1 BEDROOM - 215 UNITS
2 BEDROOM - 105 UNITS
TOTAL - 320 UNITS

TOTAL BEDROOMS - 425 BEDS

1 BEDROOM UNIT

2 BEDROOM UNIT

GARAGE: 5 LEVELS

TOTAL SPACES - 465

SURFACE PARKING - 22 SPACES

TOTAL PARKING PROVIDED - 487

OFFICE BUILDING 3: 60,169 S.F

SITE PLAN

4121 COX ROAD

Innsbrook - Glen Allen, Virginia

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JUNE 10, 2021
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PUP2021-00012

4121 COX ROAD SHARED PARKING ANALYSIS

	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
DEMAND																			
Apartments																			
Total bedrooms	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425
Occupancy %	92%	80%	70%	55%	45%	47%	47%	42%	45%	52%	58%	68%	78%	82%	88%	98%	100%	100%	100%
Shared Spaces	391	340	298	234	191	200	200	179	191	221	247	289	332	349	374	417	425	425	425
Office																			
Square Feet	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169	60,169
Spaces/1000 sf	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Appropriated Spaces by Use	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
Occupancy %	15%	50%	87%	98%	100%	95%	89%	95%	100%	98%	75%	35%	18%	8%	5%	2%	0%	0%	0%
Shared Spaces	27	90	157	177	181	171	161	171	181	177	135	63	32	14	9	4	-	-	-
Total Shared Parking Demand	418	430	455	411	372	371	360	350	372	398	382	352	364	363	383	420	425	425	425
SUPPLY																			
Total Parking Provided	487	487	487	487	487	487	487	487	487	487	487	487	487	487	487	487	487	487	487
SURPLUS/(DEFICIT) SHARED	69	57	32	76	115	116	127	137	115	89	105	135	123	124	104	67	62	62	62