

**SUBJECT PROPERTY**

**PUP2023-00007**  
**Zoning**  
Multifamily Residential  
Brookland District  
400 Feet  
PS March 2023 Ref: 777-735-3798



John A. Vithoukias  
County Manager

August 15, 2023

Marshall Land Company, LLC  
128 Sea Hawk Nest  
Duck, NC 27949

RE: Provisional Use Permit PUP2023-00007

Dear Sir/Madam:

The Board of Supervisors, at its meeting on August 8, 2023, approved your request for a Provisional Use Permit under Sections 24-4205 and 24-3708 of Chapter 24 of the County Code to allow a multi-family residential apartment building on Parcel 777-735-3798 located on the south line of Jacque Street approximately 330' west of Dabney Road., subject to the following conditions:

1. **Master Plan.** The master plan for the property shall consist of all layout, architectural, site plan and streetscape documents submitted as part of this request (see case file). All development on the property shall be in general conformance with the master plan, unless otherwise approved at the time of Plan of Development review. Setbacks may be reduced from those otherwise required in the M-3 District, but in no case shall they be less than shown on the Master Plan. The following documents are included in the master plan:
  - a. the "Colored Site Plan – Option 1" showing internal parking garage, dated April 24, 2023;
  - b. the "Colored Site Plan – Option 2" showing external parking garage, dated April 24, 2023;
  - c. the "Typical Building Elevations", dated March 16, 2023;
  - d. the "Parking Garages – Garage Images", dated July 24, 2023;
  - e. the "Streetscapes" dated May 10, 2023; and
  - f. the "Site Plan", dated May 19, 2023.

2. **Height Limitations.** Buildings shall be limited to 100' in height.
3. **Architectural Design.** Any building on the property shall be designed in general conformance with the architectural themes displayed in "Typical Building Elevations" dated March 16, 2023 prepared by Poole & Poole Architecture, LLC, a copy of which is attached.
4. **Materials.** Any building on the property shall be a combination of any of the following: masonry, stone, architectural metal, architectural concrete, glass, EIFS, and cementitious siding. No vinyl siding shall be used. Alternate materials may be allowed if requested by Owner and specifically approved by the Director of Planning upon a finding that such materials are of equivalent quality, function or manufacture to those specifically enumerated above.
5. **Reservation of Future Right of Way or Access Easement.** The plan of development shall provide for the ability to construct a future roadway (public or private) along the property's western and eastern roadways to create additional access between properties to the south of the subject property. Evidence of necessary easements shall be provided prior to final plan of development approval in a form approved by the Director of Planning.
6. **Sidewalks and Street Lights.** Sidewalks and streetlights shall be provided along all public street frontages and internal drives and roads, in addition to those areas indicated on the master plan in a manner determined at the time of POD review.
7. **POD Supplementary Submittal Requirements.** With each Plan of Development application for a portion of the Property, the Owner shall prepare and submit to the Director of Planning the following (the "POD Supplements"):
  - a. Streetscape & Landscape Plan, which shall include, as applicable, all hardscaping, vegetative screening, streetscape plantings, foundation plantings, and any other landscape elements required by the Director of Planning.
  - b. Lighting Plan; and
  - c. Pedestrian Connection Plan, which shall include all improvements designed to facilitate pedestrian circulation and connectivity.
  - d. Each of the POD Supplements shall be reviewed for general conformance with the Master Plan. Deviations may be approved by the Director of Planning in connection with any subsequent Plan of Development, subdivision approval, or any other variation permitted by the Director upon a finding that the variations are generally in keeping with the spirit and concept of the Master Plan.



8. **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.
9. **Fire Protection.** All structures, including parking structures, other than open, standalone parking garages, shall be fully sprinkled for fire protection.
10. **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 by the Division of Fire during Plan of Development review.
11. **Crime Prevention.** Prior to occupancy, the applicant and the Crime Prevention Unit of the Police Division shall conduct a security survey of the property. The applicant shall implement mutually agreed upon security recommendations.
12. **Parking Plan.** Parking may be reduced in accordance with the parking plan titled "4115 Jacque Street Parking Analysis", dated March 31, 2023, but shall in no case be less than the number of provided spaces as shown in Table 1 of the reference document. 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. 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 the Henrico County Code.
13. **Amenities.** Amenities for any multi-family development shall include both outdoor and indoor amenities and services which shall include (a) for the outdoor areas, at least 4 or more of the following: pool, courtyard panoramic deck (overlooking pool and courtyard), dog park, fire pits, grilling stations, outdoor kitchens, fountains, benches and sitting areas, pergolas and covered areas, courtyards and open spaces, and such other amenities as approved at the time of Plan of Development, and (b) for the indoor spaces, at least 4 or more of the following: party room (with



bar, seating space and televisions), great room (event room) with seating and bar, bike storage with bike working station, game room (with games such as shuffleboard, table tennis, and video games), pet wash area, package center, gift wrapping station, fitness center, yoga and group exercise room, cyber cafe, business center and meeting space (conference area), storage units, rooftop lounge, indoor basketball and gym area, and such other amenities as approved at the time of Plan of Development. Amenities shall be phased as approved at the time of the Plan of Development review.

14. **Residential Density and Unit Size.** There shall be no more than 241 dwelling units developed on the property. All units shall be two or less bedrooms, with the exception of 12 units allowed to be no more than 3 bedrooms.
15. **Residential Recycling Facilities.** Recycling shall be provided for the multi-family development for so long as the County either provides or sponsors some form of recycling. Outside recycling and refuse collection area(s) provided shall comply with the requirements set forth in Section 24-4427 of the Zoning Ordinance.
16. **Prohibited Uses.** The following uses shall be prohibited as part of the master-planned development:
  - a. Adult uses
  - b. Crematory or funeral home
  - c. Shooting range, indoor
  - d. Alternative lending institutions
  - e. Auction house
17. **Streetscape.** Development of streetscapes shall be in general conformance with the streetscape exhibits titled "Streetscapes", dated May 10, 2023. The landscape strip identified on the "Streetscapes" exhibit shall be no less than 5 feet wide, unless otherwise approved at the time of Plan of Development.
18. **Parking Garage.** Development of the parking garage façade shall be in general conformance with the exhibit titled "Parking Garages – Garage Images", dated July 24, 2023.

Marshall Land Company, LLC

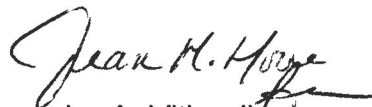
August 15, 2023

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19. **Site Plan.** Development of the subject property shall be in general conformance with the "Site Plan", dated May 19, 2023, including a 24' wide access lane along the southern property boundary.

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  
Director, Real Estate Assessment

# JACQUE STREET



## PROJECT DATA:

### OPTION 1

5-Story Residential

### UNITS:

BUILDING 1:  
241 Units

**TOTAL: 241 Units**  
(900 S.F. Average)

AMENITY: 8,000 S.F.

### PARKING:

5-Story Parking Deck:  
(6 Levels): 375 Spaces

**TOTAL: 375 Spaces**  
(1.55 Spaces/Unit)

1 Site Plan - Option 1 - Ground Level  
Scale: 1" = 50'-0"

Plan

## Colored Site Plan



# JACQUE STREET



### PROJECT DATA:

#### OPTION 1

5-Story Residential

#### UNITS:

BUILDING 1:  
241 Units

**TOTAL: 241 Units**  
(900 S.F. Average)

AMENITY: 8,000 S.F.

#### PARKING:

5-Story Parking Deck:  
(6 Levels): 375 Spaces

**TOTAL: 375 Spaces**  
(1.55 Spaces/Unit)

1 Site Plan - Option 1 - Typical Residential Level  
Scale: 1" = 50'-0"

Plan

## Colored Site Plan



# JACQUE STREET



## PROJECT DATA:

### OPTION 2

5-Story Residential

### UNITS:

BUILDING 1:  
241 Units

**TOTAL: 241 Units**  
(900 S.F. Average)

AMENITY: 8,000 S.F.

### PARKING:

5-Story Parking Deck:  
(6 Levels): 375 Spaces

**TOTAL: 375 Spaces**  
(1.55 Spaces/Unit)

1 Site Plan - Option 2 - Ground Level  
Scale: 1" = 50'-0"

Plan

## Colored Site Plan





# JACQUE STREET



## PROJECT DATA:

### OPTION 2

5-Story Residential

### UNITS:

BUILDING 1:  
241 Units

**TOTAL: 241 Units**  
(900 S.F. Average)

AMENITY: 8,000 S.F.

### PARKING:

5-Story Parking Deck:  
(6 Levels): 375 Spaces

**TOTAL: 375 Spaces**  
(1.55 Spaces/Unit)

1 Site Plan - Option 2 - Typical Residential Level  
Scale: 1" = 50'-0"

Plan

## Colored Site Plan



## PARKING GARAGES



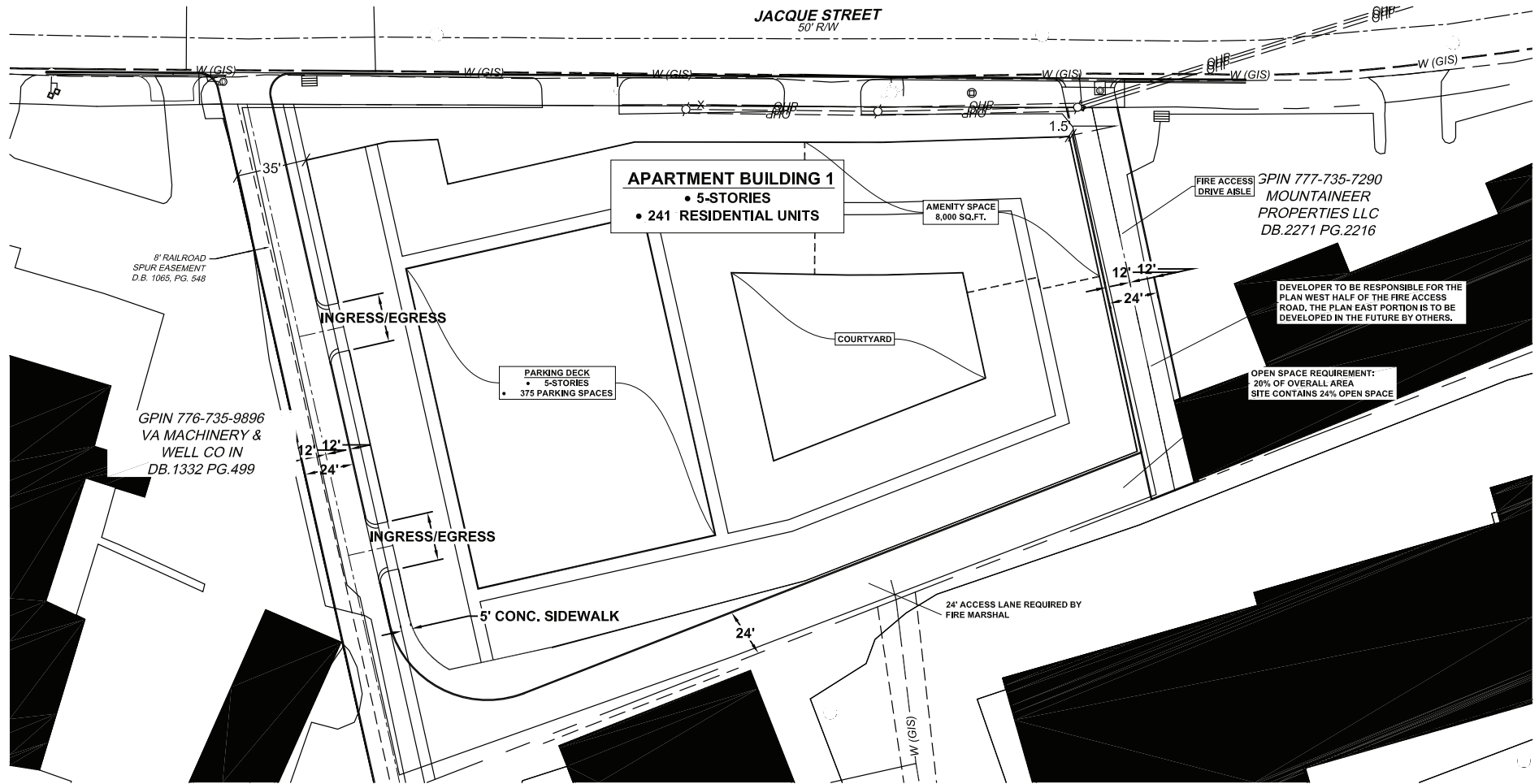
### Garage Images

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PUP2023-00007

July 24, 2023





1 Site Plan Option A  
Scale: 1" = 30'-0"

Plan

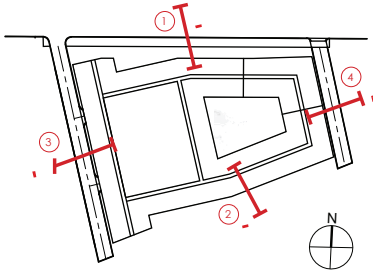
Site Plan



PUP2023-00007

# JAQUE STREET

## STREETSCAPE MAP



### KEY

- ① RESIDENTIAL
- ② LANDSCAPE BUFFER
- ③ SIDEWALK
- ④ LANDSCAPE STRIP
- ⑤ DRIVE AISLE



① Jaque Street

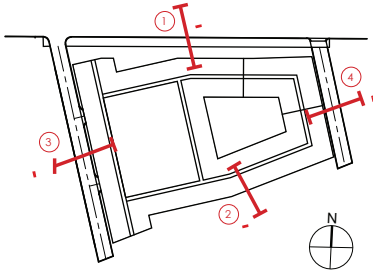
## Streetscapes





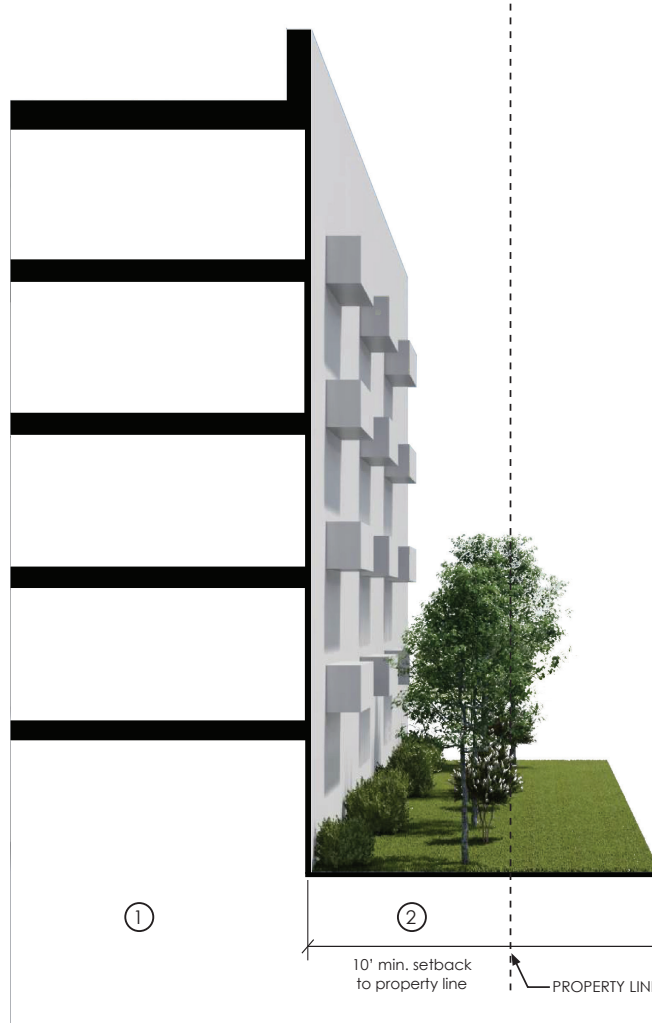
# JAQUE STREET

## STREETSCAPE MAP



### KEY

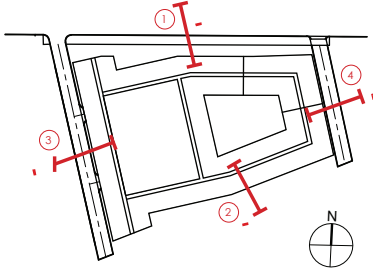
- ① RESIDENTIAL
- ② LANDSCAPE BUFFER
- ③ SIDEWALK
- ④ LANDSCAPE STRIP
- ⑤ DRIVE AISLE



② Rear Property Line

# JAQUE STREET

## STREETSCAPE MAP



### KEY

- ① RESIDENTIAL
- ② LANDSCAPE BUFFER
- ③ SIDEWALK
- ④ LANDSCAPE STRIP
- ⑤ DRIVE AISLE



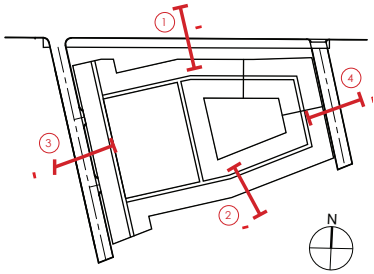
③ Garage Access / Fire Lane

## Streetscapes



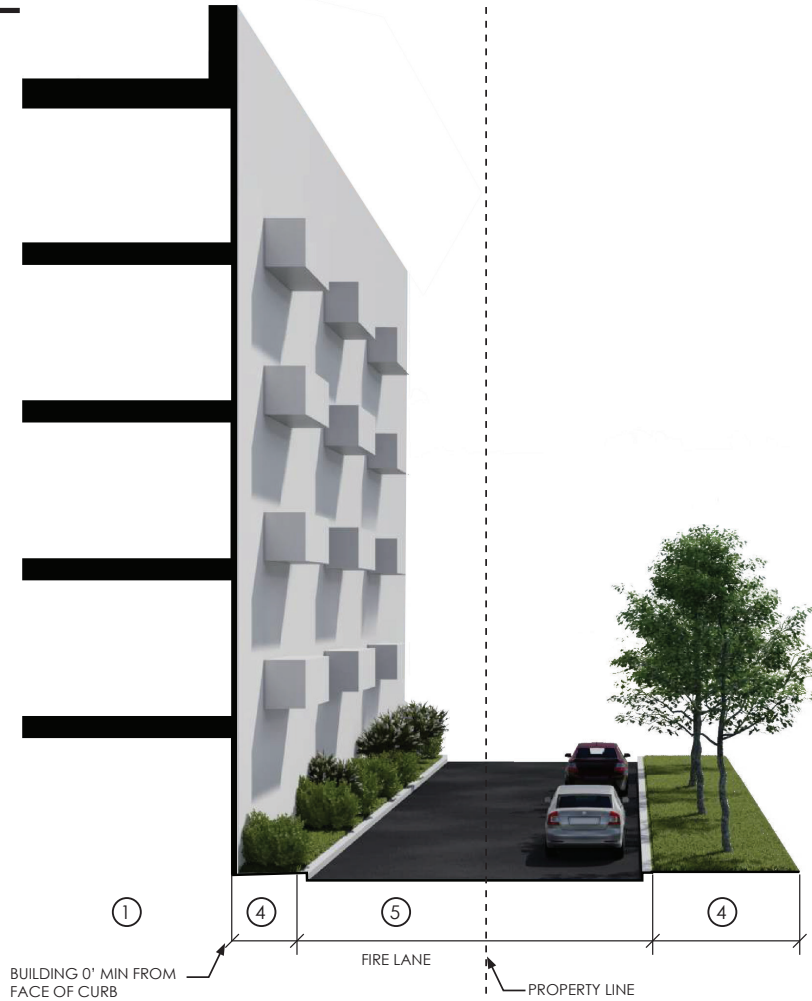
# JAQUE STREET

## STREETSCAPE MAP



### KEY

- ① RESIDENTIAL
- ② LANDSCAPE BUFFER
- ③ SIDEWALK
- ④ LANDSCAPE STRIP
- ⑤ DRIVE AISLE



④ Fire Access Lane

## Streetscapes





Jacque Street



Typical Building Elevations



Jacque Street



Typical Building Elevations

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March 16, 2023

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Jacque Street



Typical Building Elevations

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March 16, 2023

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PUP2023-00007





To: Andrew Condlin, Roth Jackson Gibbons Condlin  
From: Steve Schmidt, PE, PTOE  
RE: 4115 Jacque Street Parking Analysis  
Date: March 31, 2023  
Copy: Chris Johnson, PE (TG)

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## **Introduction**

Timmons Group completed a parking analysis for the proposed 4115 Jacque Street development located in the Westwood Overlay District in Henrico County, Virginia. The proposed development will consist of two mid-rise apartment buildings with 241 total units of multifamily housing. The units will be a mix of studio, one, and two-bedroom units.

The proposed development will provide 375 dedicated off-street parking spaces for a parking ratio of 1.55 spaces/unit.

The following analysis was completed to determine if the proposed parking spaces will adequately provide for the facilities' parking needs.

## **Parking Analysis**

### **Required Parking per the Henrico County Zoning Ordinance**

The Henrico County Zoning Ordinance (Ordinance) sets the number of required spaces for each land use. The County Board of Supervisors recently adopted a new Ordinance on June 22, 2021, with an effective date of September 1, 2021.

In accordance with Section 24-3708.D of the Ordinance (excerpt below), within the Westwood Redevelopment Overlay District, in lieu of complying with the Ordinance parking rates detailed in Section 24-5110 (which require 2.0 spaces/unit for multi-family), a development may provide a parking study showing the proposed number of parking spaces adequately accommodates the parking needs of the site.

## D. Parking

In lieu of compliance with the parking requirements of Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, a development or redevelopment may provide parking in compliance with the following requirements:

1. A parking study submitted with a master plan containing the information for master plans in subsection C must show that the parking allocation for the development is not likely to conflict on a regular basis with the parking allocation for other properties within the overlay district, based on the manner and time of parking for other properties. The parking study must be prepared by a licensed engineer and must show the number of parking spaces required and provided for the proposed development. The parking study may consider the use of on-street parking and the use of shared parking under shared parking agreements. Such agreements must be included with the parking study.
2. Each parking space allocated to the property must be located within 1,000 feet of the main entrance of the building to which it is allocated, measured along an accessible walking path.

### ITE Parking Generation

The Institute of Transportation Engineers (ITE) Parking Generation, 5<sup>th</sup> Edition, contains data on parking demands for specific uses based on studies nationwide, including for mid-rise multi-family dwelling units (land use code 221). The equations or average peak parking rates contained in the Parking Generation report (general urban/suburban designation) were used to calculate the parking demand for the proposed development as shown in Table 1.

As shown in Table 1, according to ITE, for the 241 unit development, 315 parking spaces are required for a weekday and 295 spaces are required for a weekend. The provided 375 spaces provide an excess 61 spaces over the parking required by ITE rates.

ITE data indicates Sunday parking demands for residential uses are lower than weekday and Saturday demand and therefore, Sunday has not been included in the analysis.

**Table 1: Required Parking Rates**

Land Use	Size	Units	ITE Code	Required Parking Demand per ITE <sup>(1)</sup>			
				Weekday Demand	Weekday Spaces	Saturday Avg. Rate <sup>(2)</sup>	Saturday Spaces
Parking Demand Per Bedroom	241	Units	221	= 1.34(X) - 8.73		1.22 spaces/unit	
Provided Spaces	375						
<b>Total Spaces Required</b>					<b>315</b>		<b>295</b>

Notes:

1. Source: ITE Parking Generation, 5th Edition. General Urban/Suburban (no nearby rail transit) setting utilized.
2. For all uses, Sunday parking rates are lower than Saturday.

As shown in Table 1, the 375 provided parking spaces can support the current proposed mix and provides flexibility should the number of units change.

#### Distance to Main Entrance

As shown on the conceptual plan, all spaces will be located within 1,000 feet of the main entrance to the building.

#### Conclusions

As a result of the analysis the following conclusion is offered:

- The proposed parking for the 4115 Jacque Street development meets the Ordinance requirements for the Westwood Redevelopment Overlay District based on the following:
  - The proposed 375 parking spaces will exceed the individual peak parking demands of the uses as determined by ITE data during the weekday and weekend.
  - All parking spaces will be located within 1,000 feet of the main entrance to the building.

Should you have any questions or comments, please contact met at 804-200-6502.