

HENRICO 2010 LAND USE PLAN AMENDMENT



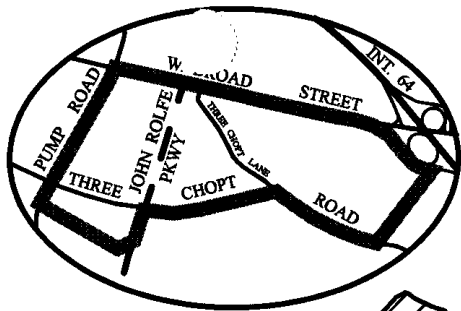
SANDSTON SPECIAL STRATEGY AREA AMENDMENT INFORMATION

**Adopted by the Board of Supervisors
December 10, 2002**

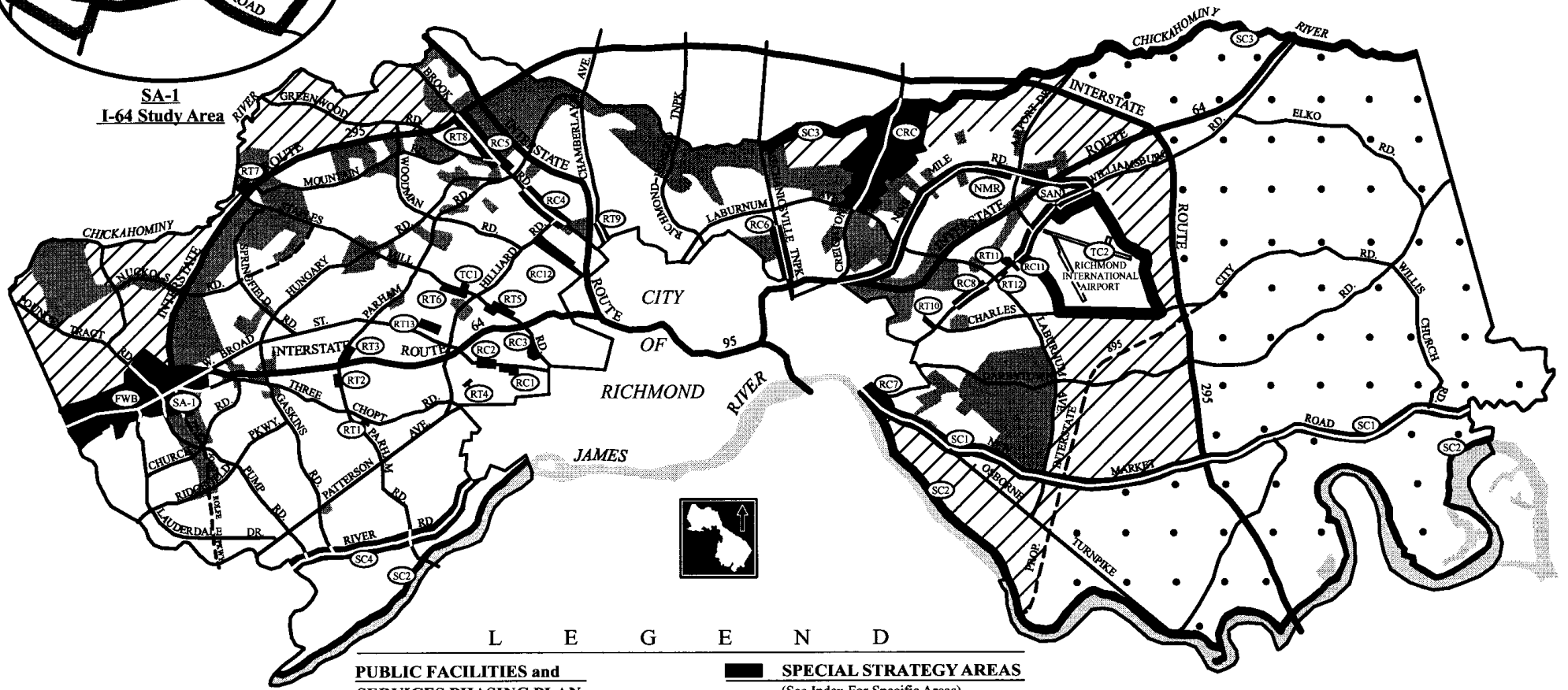
This portion of the 2010 Land Use Plan presents the amendment to the Plan adopted relative to the Sandston Special Strategy Area. The amendments to the 2010 Plan are as follows:

1. Henrico 2010 Land Development Guide – Map A (p. 33).
2. Sandston Special Strategy Area –Strategies & Design Guidelines (p. 38).
3. Index of Special Strategy Areas by Type – Sandston (pp. 42 & 43).

The numbers in parentheses are the corresponding page numbers for those sections in the 2010 Plan. The Land Development Guide map and Special Strategy Area text are contained on the following pages.







**SA-1
I-64 Study Area**












L E G E N D

PUBLIC FACILITIES and SERVICES PHASING PLAN

-  EXISTING AREA
-  DEVELOPING AREA
-  EXPANSION AREA
(Within Current or Projected Service Area)
-  OUTLYING AREA
(Requires New Pumping Stations)

SPECIAL STRATEGY AREAS
(See Index For Specific Areas)

-  RESIDENTIAL TRANSITION
-  REDEVELOPMENT CORRIDOR
-  TRANSPORTATION CENTER
-  SCENIC CORRIDOR
-  FAR W. BROAD STREET
-  SUB-AREA 1 (I-64 STUDY AREA)
-  CREIGHTON ROAD CORRIDOR
-  NINE MILE ROAD
-  SANDSTON COMMERCIAL AREA

**HENRICO 2010
LAND DEVELOPMENT GUIDE**

**MAP A
County of Henrico
Virginia**

Prepared by the Henrico County Planning Office
January, 1996.
Last Revised - BOS Approval Date.

SANDSTON SPECIAL STRATEGY AREA

Strategies & Design Guidelines

SANDSTON SPECIAL STRATEGY AREA – Up until World War I, Sandston was a collection of farms and wooded lands. Sandston is now an established commercial area comprised of a mixture of office and service uses with residential uses intermixed. Development goals must capitalize on Sandston's location to new development and growing areas, while remembering and embracing its history. Development goals should also take into account the character of the existing community and identify opportunities for future growth and development. The community's integrity must be maintained; while it's physical and economic characteristics are enhanced.

Strategies for Sandston

1. Organize and establish a nonprofit community based-group to oversee the plan's implementation through joint efforts, advertising, and operation schedules.
2. Establish strong physical gateways to Sandston, linked by a coherent streetscape design incorporating plant materials, pedestrian light fixtures, street furniture, and special paving materials.
3. Improve Sandston's public infrastructure – its vehicular and pedestrian circulation, parking and drainage.
4. Reinforce Sandston's small town character through a pedestrian-focused core and sensitive building infill and renovation.
5. Retain existing and recruit appropriate businesses, supporting and promoting those that generate economic activity, while maintaining the integrity of the existing community.
6. Recruit complementary uses for infill parcel development. Convenience stores, restaurants, specialty shops and services should be encouraged.
7. Uses should be encouraged that serve neighborhood residents or attract commuters, area employees and others residing in nearby areas.
8. The consolidation and reconfiguration of parking should be encouraged to improve circulation and provide additional parking spaces. Shared lots for multiple users should also be encouraged.
9. Establish sensitive building infill and renovation guidelines that recognize the importance of retaining and enhancing Sandston's pedestrian character, while expanding its mixture of land uses to better support a vibrant pedestrian oriented commercial area.

Design Guidelines for Sandston

1. Pedestrian scale lights, ornamental street trees, benches, decorative trashcans, and landscaping are encouraged throughout the Sandston area to help create a unified appearance.
2. Gateways are encouraged to have attractive signage with accent landscaping to welcome residents and visitors to the community while reinforcing the identity of an established successful community.
3. New developments are encouraged to reflect the character of Sandston, not national corporate designs.
4. Signs should be reconfigured and be made more uniform for new and existing businesses.
5. Maintain a pedestrian friendly character through widening of sidewalks with the use of special pavers and repair existing sidewalks.
6. Creation of "bump outs" around on-street parking spaces to help reinforce the shopping district nature of the core of Sandston. This would provide additional visible parking spaces and signal to through traffic that activities are on-going.
7. New shared parking areas should be developed with sensitivity to retain the small town character of Sandston. These areas should be developed behind buildings whenever possible, placing or leaving the buildings directly adjacent to the sidewalk or the street.
8. The reconfiguration of existing parking areas with new paint lines and landscape plantings can improve the appearance and function of existing parking.
9. Driveway consolidation will result in fewer "conflict points" in Sandston. This can also result in more on-site parking opportunities.

INDEX OF SPECIAL STRATEGY AREAS BY TYPE

The following is to be deleted from the Index of Special Strategy Areas by Type:

REDEVELOPMENT CORRIDOR	AREA DESCRIPTION	RATIONALE
RC 9	<p>Both sides of Williamsburg Road, east of Early Avenue and west of Nine Mile Road.</p> <p>District: Varina. Map: 15.</p> <p>Zoning: B-1, B-2 and B-3. 2010 LUP Designation: CA.</p>	<p>Focus needed to improve the appearance of corridor.</p>

The following is to be added to the Index of Special Strategy Areas by Type:

SANDSTON	AREA DESCRIPTION	RATIONALE
SAN	<p>Both sides of Williamsburg Road, east of Early Avenue and west of Nine Mile Road.</p> <p>District: Varina. Map: 15.</p> <p>Zoning: B-1, B-2 and B-3. 2010 LUP Designation: CA.</p>	<p>Focus needed to improve the appearance and economic condition of corridor.</p>