

REZ2021-00007

Zoning

Urban Mixed Use
Tuckahoe District

400 Feet





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoukas
County Manager

February 16, 2021

1408 N. Parham OZ Fund LC
c/o Mark Slusher, Thalhimer Realty Partners
11100 West Broad Street, Glen Allen, VA 23060

Re: Rezoning Case REZ2021-00007

Dear Mr. Slusher:

The Board of Supervisors at its meeting on February 9, 2021, approved your request to conditionally rezone from B-3C Business District (Conditional) to UMUC Urban Mixed-Use District (Conditional) Parcel 753-743-7768 containing 6.973 acres located at the southwest intersection of N. Parham and Quioccasin Roads, described as follows:

Commencing at a point being the intersection of the north line of Holly Hill Road and the west line of N. Parham Road; thence departing said intersection, N88°46'20"W 38.34 feet to a point along the north line of Holly Hill Road; thence N88°46'20"W 226.74 feet to a point, said point being the point of beginning;

Thence departing the north line of Holly Hill Road, N64°22'42"W 373.22 feet to a point; thence S25°37'18"W 11.50 feet to a point; thence N64°22'42"W 206.01 feet to a point; thence N25°37'18"E 387.50 feet to a point; thence N66°41'00"E 346.36 feet to a point along the south line of Quioccasin Road; thence continuing along Quioccasin Road along a curve to the left with a radius of 517.46 feet, an arc length of 42.52 feet, and a chord of S67°17'10"E 42.51 feet to a point; thence along a curve to the left with a radius of 1,145.92 feet, an arc length of 150.98 feet, and a chord of S74°09'51"E 150.87 feet to a point; thence S03°47'29"W 8.00 feet to a point; thence departing the south line of Quioccasin Road along a curve to the right with a radius of 135.00 feet, an arc length of 175.63 feet, and a chord of S48°56'39"E 163.50 feet to a point along the west line of N. Parham Road; thence continuing along the west line of N. Parham Road, S11°40'36"E 8.59 feet to a point; thence departing the west line of N. Parham Road, S88°21'23"W 226.94 feet to a point; thence S41°02'53"W 29.63 feet to a point; thence S06°15'36"E 222.06 feet to a point; thence S55°27'55"E 32.67 feet to a point; thence N75°19'47"E 239.73 feet to a point along the west line of N. Parham Road; thence continuing along the west line of N. Parham Road along a curve to the right with a radius of 904.93 feet, an arc length of 63.90 feet, and a chord of S02°30'24"E 63.89 feet to a point; thence departing the west line of N. Parham Road, N61°25'31"W 46.24 feet to a point; thence S75°27'56"W 201.44 feet to a point; thence S17°32'48"W 245.56 feet to a point; thence S13°59'36"E 11.79 feet to a point, said point being the point of beginning and containing 303,738 square feet, or 6.973 acres of land, more or less.

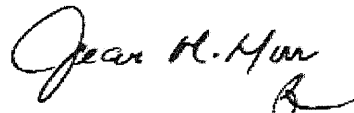
The Board of Supervisors accepted the following proffered conditions, November 17, 2020, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The subject Property is added to Rezoning Case REZ2019-00021 and shall be subject to the same proffered conditions contained in REZ2019-00021, as supplemented below.
2. Height limitation - The following shall be maximum height limitations within the areas identified on the Exhibit attached hereto entitled "Regency Square - UMU Building Heights" (see case file):

Area 17 - 60'
Area 18 - 80'
3. The Pattern Book shall be supplemented to include the "Rezoning Plan Land Use" plan attached hereto (see case file).

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

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulikas", with a stylized flourish at the end.

John A. Vithoulikas
County Manager

pc: James W. Theobald
Director, Real Estate Assessment
Justin Briggs, Schools
Police, Special Services

LAND USE LEGEND

- LIMIT OF REZONING APPLICATION
- MU MIXED-USE (PROPOSED)
- MU MIXED-USE (APPROVED MU)
- MUC MIXED-USE COMMERCIAL (PROPOSED)
- MUC MIXED-USE COMMERCIAL (APPROVED MUC)
- MUR MIXED-USE RESIDENTIAL (APPROVED MUR)
- CA COMMON AREA

REGENCY SQUARE

Henrico County, Virginia

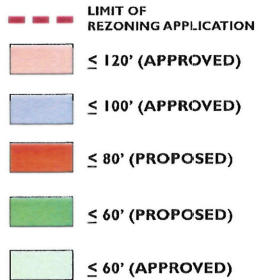


REZ2021-00007

REZONING PLAN
LAND USE
11.01.2020

Kimley»Horn

BUILDING HEIGHTS LEGEND



REGENCY SQUARE- UMU BUILDING HEIGHTS



REZ2021-00007