

**REZ2021-00013**

**Zoning**

Apartments and Commercial Uses

Tuckahoe District

400 Feet

PS December 2020 Ref: 767-743-7902



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

November 16, 2021

Mayur Patel  
6531 Broad LLC  
6627 W. Broad Street, Suite 300  
Henrico, Virginia 23230

RE: Rezoning Case REZ2021-00013

Dear Mr. Patel:

The Board of Supervisors at its meeting on November 9, 2021, approved your request to conditionally rezone from B-3 Business District, B-2 Business District, and R-6 General Residence District to R-6C General Residence District (Conditional) Parcel 767-743-7902 containing 6.76 acres located between the west line of West Broad Street and east line of Betty Lane, described as follows:

Beginning at a point 0.16± from the south line of Forest Avenue at a point along the western line of West Broad Street and more specifically described as point N: 3743354.45, E: 11768393.86, in NAD83 south zone of Virginia coordinates; thence along a curve to the left having a length of 184.43', a radius of 1482.40', a chord bearing of S18°07'24"E, and a chord of 184.31' to a point; thence along a curve to the left having a length of 77.50', a radius of 1482.40', a chord bearing of S23°11'07"E, and a chord of 77.49' to a point; thence leaving the west line of West Broad Street S73°09'30"W 726.29' to a point; thence S67°02'00"W 721.49' to a point on the east line of Betty Lane; thence along the east line of Betty Lane N27°19'20"W 2.15' to a point; thence N12°20'20"W 184.11' to a point; thence N67°00'40"E 1425.11' to the point of beginning; and containing 6.756 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 29, 2021, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Master Plan.** Development of the Property shall be in general conformance with the conceptual plan (the "Concept Plan") entitled "6531 WEST BROAD STREET TUCKAHOE DISTRICT, HENRICO COUNTY, VA" dated September 24, 2021, prepared by HG design studio, and attached hereto (see case file), and the exact locations, footprints, configurations, size, and details of the drives, roads, buildings, and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of Plan of Development ("POD") review of the Property or any portion thereof.
2. **Architectural Treatment.** The building currently existing on the Property and designated on the Concept Plan as "PHASE 1, 6 STORY APARTMENT BUILDING, 78 UNITS" (the "Corporate Apartments") shall have a style and design substantially consistent with the elevations entitled "STUDIOS @ 6531", dated December 16, 2020, prepared by nbj Architecture, and attached hereto (see case file). The building designated on the Concept Plan as "PHASE 2, 7 STORY APARTMENT BUILDING, 172 UNITS" (the "Phase 2 Apartments") shall have a style and design substantially consistent with the elevations entitled "6531 W. BROAD APARTMENTS", dated September 16, 2021, and attached hereto (see case file). The commercial building designated on the Concept Plan as "PAD-READY SITE FOR FUTURE COMMERCIAL DEVELOPMENT (PHASE 3)" shall have a style and design consistent with the other buildings on the Property, as approved at the time of POD review.
3. **Density.** There shall be no more than 250 residential units developed on the Property. The Corporate Apartments shall only have studio and 1 bedroom dwelling units. The Phase 2 Apartments shall only have studio, 1 bedroom and 2 bedroom dwelling units.
4. **Exterior Materials.** The exposed portion of each wall surface (front, rear and sides) of any building on the Property shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of all individual buildings, exclusive of windows, doors, and architectural treatments, shall be constructed of brick, stone, or cementitious siding, or a combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of POD review.
5. **Underground Utilities.** All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical Junction boxes and meters shall

be screened from public view at ground level at the perimeter of the tract with use of a wall, fencing, landscaping, or such other method as may be approved at the time of POD review.

6. **Parking Lot Lighting.** All exterior lighting shall be directed to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited.
7. **Sound Suppression.** Interior walls and floors/ceilings between dwelling units shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.
8. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the Property lines as approved at the time of POD review.
9. **Setbacks.** All setbacks shall be in conformance with the setbacks shown on the Concept Plan (see case file).
10. **West Broad Frontage.** A buffer a minimum of 10 feet in width, along West Broad Street Road, shall be provided as required at the time of any POD request on the Property. Such buffer shall be planted to a TB 10, or as otherwise required at the time of POD review. A sidewalk constructed to Henrico County Department of Public Works standards for sidewalks shall be constructed along the boundary line of the Property with West Broad Street Road either within the public right-of-way or adjoining the public right-of-way, all as required by any POD on the Property.
11. **Signage.** A landscaped entrance feature shall be located at the entrance for the development off of West Broad Street Road. Any detached sign shall be ground mounted and monument-style.
12. **Amenities.** The Corporate Apartments shall have the following amenities, which will be provided as required upon the POD review for the Corporate Apartments: (a) at least one pool, (b) an outdoor multi-use sport court, (c) a pet recreation area, (d) a greenhouse or outdoor garden area, (e) an outdoor meeting area, which shall include benches or tables, and an outdoor grill or other cooking area, (f) an indoor fitness facility, and such other amenities as approved at the time of POD review for the Corporate Apartments. The Phase 2 Apartments shall have the following amenities, which will be provided as required upon the POD review for the Phase 2 Apartments: (aa) a fitness/wellness center, (bb) a business




center, work space with meeting areas, (cc) an event room (great room), (dd) a game room and entertainment lounge, (ee) a package center, and such other amenities as approved at the time of POD review for the Phase 2 Apartments.

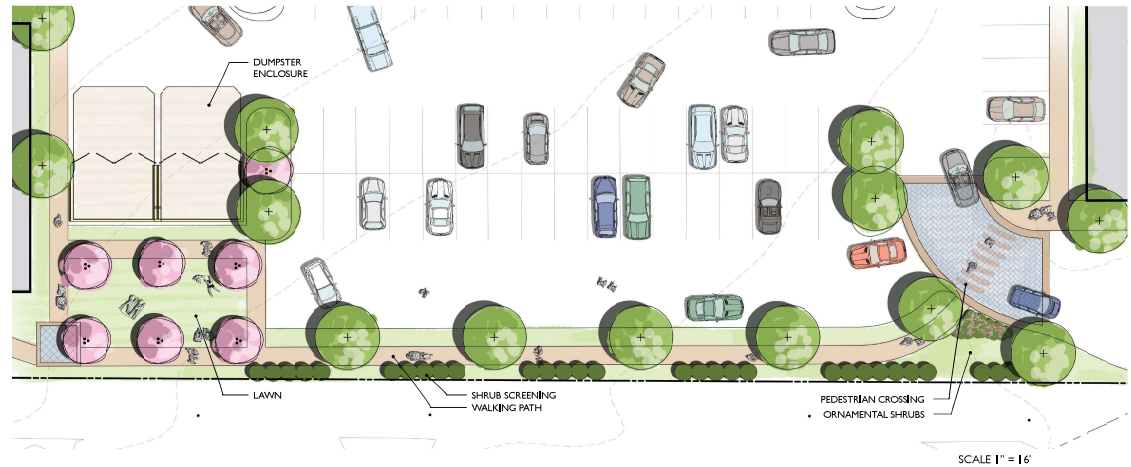
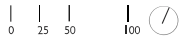
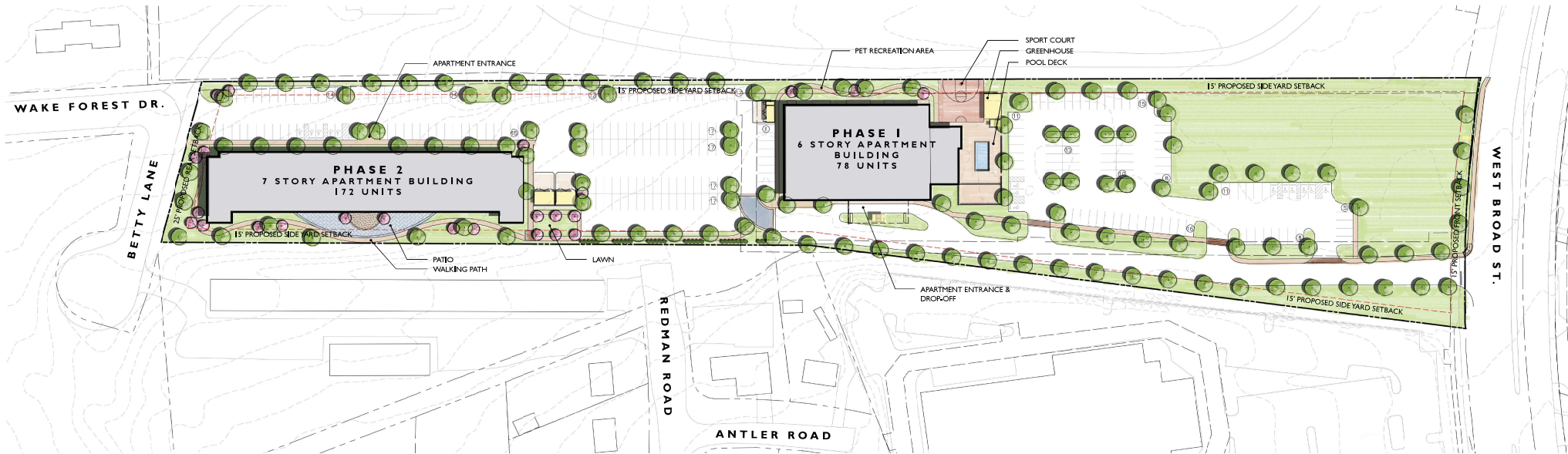
13. **Construction Traffic.** Construction traffic will not be permitted to use Betty Lane for access to the Property. Notice of such prohibition shall be provided to all contractors, including, signage, in both English and Spanish, stating the above-referenced prohibition, to be posted and maintained during any construction at all entrances to the Property, including Betty Lane, prior to any land disturbance activities thereon.
14. **Betty Lane Access.** Access from the Property to Betty Lane shall not be permitted until the issuance of the 82<sup>nd</sup> certificate of occupancy for a dwelling unit on the Property, unless otherwise approved at the time of Plan of Development review by the County.
15. **Additional Parking.** At the time of Plan of Development review for Phase I or Phase II development (as shown on the Concept Plan) (see case file) on the Property, the Director of Planning may require additional parking beyond that which is shown on the Concept Plan.
16. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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

Sincerely,

  
John A. Vithoukias  
County Manager

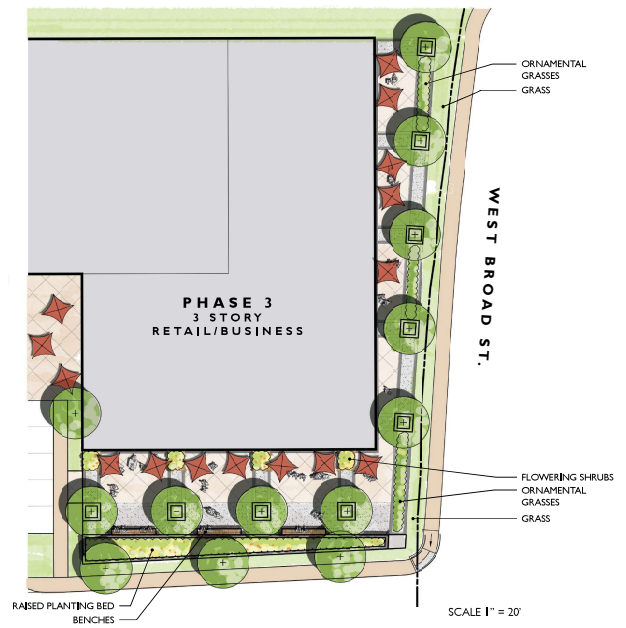
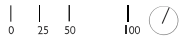
pc: Andrew M. Condlin  
Director, Real Estate Assessment  
Justin Briggs, Schools



ILLUSTRATIVE SITE PLAN - BUILDING PHASES I & 2

**653 I W. BROAD STREET**  
TUCKAHOE DISTRICT - HENRICO COUNTY, VA  
SEPTEMBER 24, 2021

REZ2021-00013







ILLUSTRATIVE SITE PLAN - BUILDING PHASES 1, 2, & 3

**653 I W. BROAD STREET**

TUCKAHOE DISTRICT - HENRICO COUNTY, VA

SEPTEMBER 24, 2021

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LEGEND	
FIBER CEMENT 1	
FIBER CEMENT 2	
FIBER CEMENT 3	
FACE BRICK	



6531 W. Broad  
Apartments  
9.16.2021

REZ2021-00013





BROAD STREET ELEVATION

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HOME DEPOT ELEVATION

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