

REZ2021-00021

Zoning

Multi-Family Development
Fairfield District

400 Feet

PS February 2021 Ref: 784-771-9755



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

May 18, 2021

VCC Partners LLC
2800 Patterson Ave., Suite 200
Richmond, VA 23221

Re: Rezoning Case REZ2021-00021

Dear Mr. Hargett:

The Board of Supervisors at its meeting on May 11, 2021, approved your request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-771-9755 containing 7.670 acres located approximately 800' east of Brook Road (U.S. Route 1) at its intersection with Magnolia Ridge Drive, described as follows:

ALL that certain lot, piece or parcel of land with all improvements thereon and appurtenances thereunto belonging, lying and being in Fairfield (formerly Brookland) District, Henrico County, Virginia, containing 7.670 Acres as shown on a compiled property line Exhibit by Koontz Bryant Johnson Williams, Inc., dated February 17, 2021, entitled "VIRGINIA CENTER COMMONS APARTMENTS; COMPILED PROPERTY LINE EXHIBIT; GPIN: 784-771-9755", and more particularly described as follows:

BEGINNING at a point, said point being the northwest most corner of the property, thence N 46° 41' 20" E, a distance of 428.43 feet to a point; thence N 57° 56' 20" E, a distance of 441.67 feet to a point; thence N 61° 49' 02" E, a distance of 137.24 feet to a point; thence S 02° 03' 40" E, a distance of 59.72 feet to a point; thence N 87° 56' 20" E, a distance of 31.50 feet to a point; thence S 02° 03' 40" E, a distance of 434.95 feet to a point; thence S 57° 56' 20" W, a distance of 443.59 feet to a point; thence N 32° 03' 40" W, a distance of 19.66 feet to a point; thence S 57° 56' 20" W, a distance of 23.94 feet to a point; thence N 62° 03' 40" W, a distance of 75.00 feet to a point; thence N 78° 14' 09" W, a distance of 136.11 feet to a point; thence N 32° 03' 40" W, a distance of 61.96 feet to a point; thence S 57° 56' 20" W, a distance of 7.44 feet; thence continuing along this same bearing of S 57° 56' 20" W, a distance of 168.06 feet to a point; thence N 32° 03' 38" W, a distance of 129.02 feet to the point of beginning and containing 7.670 acres of land more or less.

The Board of Supervisors accepted the following proffered conditions, dated March 31, 2021, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed in general conformance with Exhibit A, attached (see case file), prepared by Kantz Bryant (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the drives, alleys, buildings, parking areas, sidewalks and other design features and 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 review of the Property. This includes the owner's ability to increase the alley, road and/or drive-aisle widths at the time of Plan of Development review in order to obtain approval of the plan of development.
2. **Streetscapes.** The streetscape along the existing "Ring Road" (as of the date of approval of this rezoning request) in front of Building 1 and Building 2, as both are identified on the Concept Plan (see case file), shall be developed in general conformance with the applicable illustration shown on Exhibit B (see case file). The streetscape along the road segment labeled "Road A" on the Concept Plan shall be developed in general conformance with the applicable illustration shown on Exhibit B. The streetscape along the road segment labeled "Road B" on the Concept Plan shall be developed in general conformance with the applicable illustration shown on Exhibit B.
3. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
4. **Density.** No more than 500 dwelling units will be developed on the Property
5. **Architecture.** Buildings constructed on the Property shall be in general conformance with one or more of the illustrations on Exhibit C (see case file), which illustrations are conceptual in nature and may vary in detail. In the event a building's construction plans are not in general conformance with the foregoing, deviations may be approved at any plan of development review period or any other time permitted by the Director of Planning upon the Director finding that the deviations are generally in keeping with the spirit and concept of the illustrations shown on Exhibit C.
6. **Building Materials.** All buildings shall have exposed exterior walls (above grade and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, or other masonry materials, or a combination of the foregoing unless different architectural treatment and/or

materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review.

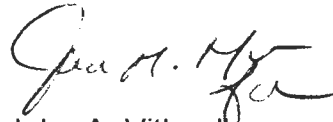
7. **Sidewalks**. The minimum width of sidewalks (inclusive of tree wells) along the Ring Road and Road A shall be ten (10) feet, unless otherwise noted on the Concept Plan (see case file). The other sidewalks shown on the Concept Plan shall be a minimum width of five (5) feet.
8. **Street Trees**. Street trees shall be planted along the existing Ring Road and Road A, as identified on the Concept Plan (see case file), as generally shown on the Concept Plan, with a maximum average spacing of forty (40) feet on center. In the event of conflicts with utilities, sightlines and driveway areas, this required spacing shall be modified as shown on an approved landscape plan.
9. **Other Trees**. Trees shall also be planted on the east and west sides of the Property as generally shown on the Concept Plan.
10. **Parking Lot Landscaping**. No landscaping around the perimeter of the parking area(s) shall be required. The landscaping for the parking area(s) shall be trees as generally shown on the Concept Plan (see case file), along with any other landscaping shown on the approved landscape plan.
11. **Exterior Lighting**. Pedestrian scale light fixtures not exceeding twenty feet (20') in height shall be located between a street and a sidewalk. These light fixtures shall be located along the existing ring road (as of the date of approval of this rezoning request) and Road A, as identified on the Concept Plan (see case file), as generally shown on the Concept Plan, with a maximum average spacing of forty (40) feet on center. In the event of conflicts with utilities, sightlines and driveway areas, this required spacing shall be modified as shown on the approved lighting plan.
12. **Eastside Alignment**. The portion of the Property located to the east of the "Potential Property Line," as shown on the Concept Plan (see case file), may be modified by an approved plan of development showing this portion of the property improved with sidewalk and street trees in a parallel alignment with the "Potential Property Line." The improvements shown on the Concept Plan on the east side of the "Potential Property Line" shall be constructed no later than the issuance of the first Certificate of Occupancy for Building 3 as identified on the Concept Plan.
13. **Northwest Parking Streetscape**. The portion of the sidewalk west of Building 1, as identified on the Concept Plan (see case file), that is located along the Ring Road shall be a minimum width of six (6) feet terminating at the Ring Road's intersection with the road providing access to Route 1 at Route 1's intersection with Magnolia Ridge Drive, as such terminus is shown on the Concept Plan. The remainder of the Property's frontage along the Ring Road west of this terminus of

the sidewalk shall remain landscaped in conformance with the landscape plan approved as of the date of approval of this rezoning request, unless such landscape plan is modified by a subsequent amendment. Upon the redevelopment of the parking area to the west of Building 1, as identified on the Concept Plan, the streetscape along the Ring Road may be modified to be in general conformance with the applicable illustration shown on Exhibit B (see case file).

14. **Mall Building**. The portion of the mall building facing Building 3 and Building 4, as shown on the master plan, shall be removed prior to the issuance of the first certificate of occupancy for either Building 3 and Building 4, except this proffer shall not apply in the event Building 3 and Building 4, and streetscape south of Building 3 and Building 4, are developed under a form-based overlay approved by the Board of Supervisors for Virginia Center Commons.

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

Sincerely,



John A. Vithoukas
County Manager

pc: Shamin VCC LLC
Jeffrey P. Geiger, Hirschler
Justin Briggs, Schools
Director, Real Estate Assesment

VIRGINIA CENTER COMMONS

Glen Allen, Virginia

SITE PLANS • PHASING DIAGRAMS • STREETSCAPE DIAGRAMS • INSPIRATION PHOTOS



REZ2021-00021



1 Master Site Plan - Ground Level
Scale: 1" = 200'-0"

Plan

Virginia Center Commons

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REZ2021-00021





PROJECT DATA

4-Story Apartments:
4 Buildings

Building 1:
150 Units

Building 2:
138 Units

Building 3:
106 Units

Building 4:
106 Units

TOTAL UNITS:
500 Units

*Unit lines are illustrative only

1 Site Plan - Ground Level
Scale: 1" = 100'-0"

Plan





1 Phasing Diagram - Phase I
Scale: N.T.S.

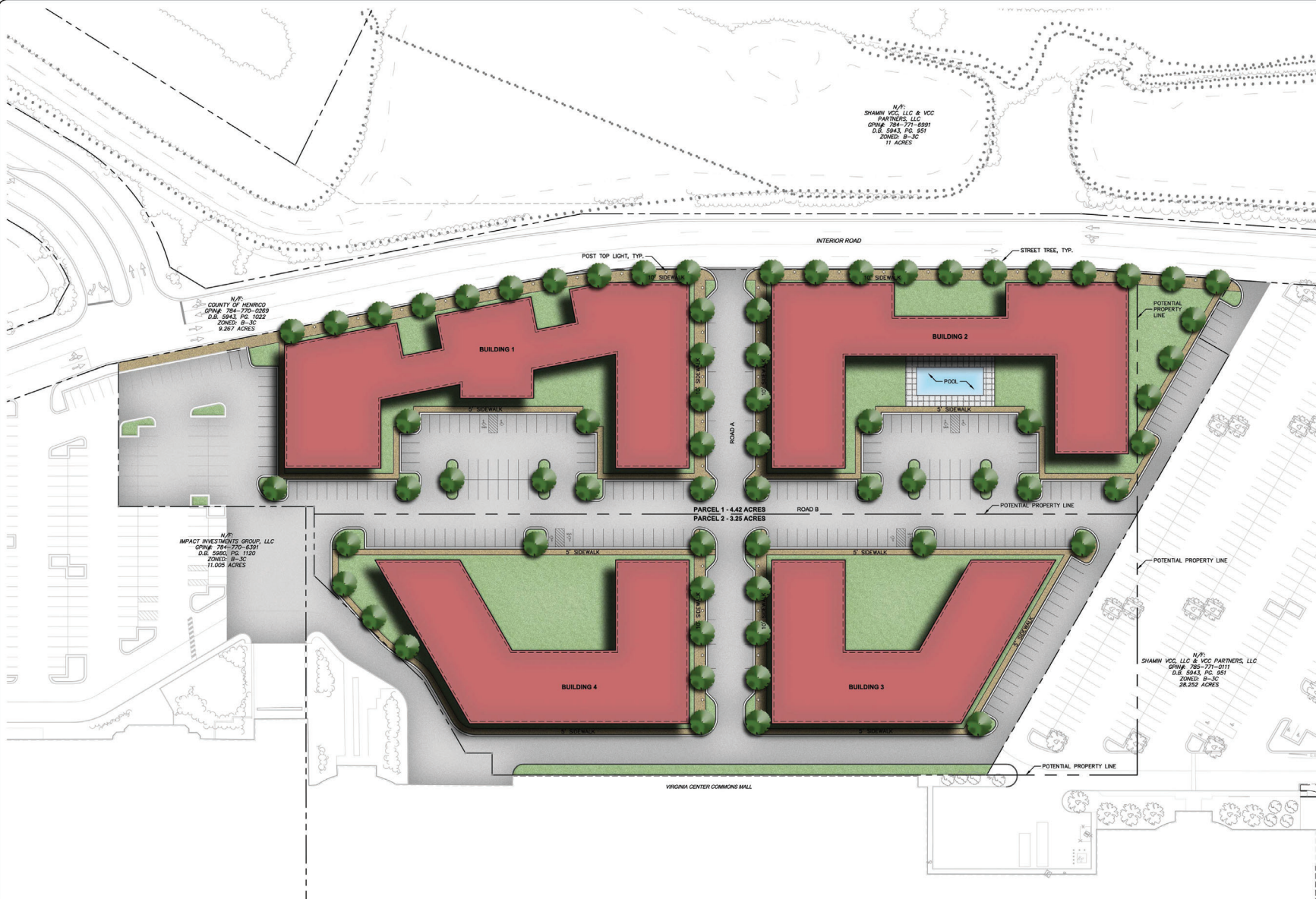
Plan



1 Phasing Diagram - Phase II
Scale: N.T.S.

Plan

Virginia Center Commons



N/P:
SHAMIN VCC, LLC & VCC
PARTNERS, LLC
OPIN# 784-771-9991
D.B. 5843, PG. 951
ZONED: B-3C
11 ACRES

N/P:
COUNTY OF HENRICO
OPIN# 784-770-1069
D.B. 5843, PG. 1022
ZONED: B-3C
9.267 ACRES

N/P:
IMPACT INVESTMENTS GROUP, LLC
OPIN# 784-770-6301
D.B. 5843, PG. 1120
ZONED: B-3C
11.003 ACRES

N/P:
SHAMIN VCC, LLC & VCC PARTNERS, LLC
OPIN# 784-771-0111
D.B. 5843, PG. 851
ZONED: B-3C
28.252 ACRES

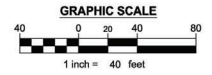
SITE DATA

OWNER: SHAMIN VCC, LLC & VCC PARTNERS, LLC
MAP REFERENCE: OPIN: 784-771-9755
PARCEL AREA: 7.87 ACRES
MAGISTRAL DISTRICT: FAIRFIELD
EXISTING USE: SHOPPING CENTER
PROPOSED USE: APARTMENTS
EXISTING ZONING: B-3C
PROPOSED ZONING: R-6

REQUIRED BUILDING SETBACKS

FRONT YARD: 0 FEET (MINIMUM)
SIDE YARD: 0 FEET (MINIMUM)
REAR YARD: 5 FEET (MINIMUM)

- NO RV PARKING SHALL BE REQUIRED, BUT THE APPLICANT MAY PROVIDE RV PARKING AT THE TIME OF PLAN OF DEVELOPMENT REVIEW.
- TOTAL ON-SITE PARKING SHOWN IS 279 SPACES. OTHER SPACES PROVIDED OFFSITE PER PARKING PLAN IN THE PROVISIONAL USE PERMIT.
- ROAD A AND ROAD B MAY BE PUBLIC OR PRIVATE.
- THE FRONT YARD FOR BUILDINGS THREE AND FOUR SHALL BE ALONG ROAD B.
- PARKING SPACES MAY BE LOCATED IN A SIDE YARD.
- PARKING LOT LANDSCAPING SHALL CONSIST OF STREET TREES IN THE LOCATIONS GENERALLY SHOWN ON THE PLAN.
- THERE SHALL BE NO MINIMUM TOTAL LOT AREA PER FAMILY REQUIREMENT.
- THERE SHALL BE NO MINIMUM LOT AREA REQUIREMENT.
- DRIVE-ABLES MAY BE A MINIMUM OF 24' WIDE.
- SETBACKS SHALL NOT BE MEASURED FROM AN RPA LINE EVEN IF THE DEVELOPMENT OF VIRGINIA CENTER COMMONS WAS APPROVED WITHOUT RPA LINES AND REDEVELOPMENT SHALL PROCEED UNDER S.C. 24-106.3(C)(2) BECAUSE (I) CURRENT IMPERVIOUSNESS IS 15% AND THE REDEVELOPMENT IMPERVIOUSNESS WILL BE EQUAL TO OR LESS THAN THE CURRENT IMPERVIOUSNESS, (II) REDEVELOPMENT IS NOT EXTENDING DEVELOPMENT OUTSIDE OF THE RING ROAD AND (III) E&S CONTROLS AND COMPLIANCE WILL BE IN PLACE.



**KOONTZ
BRYANT
JOHNSON
WILLIAMS**

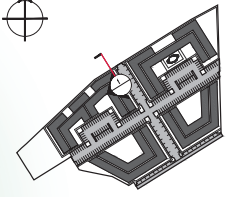
1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com

EXHIBIT A

REZ2021-00021

**VIRGINIA CENTER COMMONS APARTMENTS
CONCEPTUAL SITE LAYOUT #1 (CP-1)**
HENRICO COUNTY, VA

DATE:	REVISION DATE:	REVISION DESCRIPTION:
FEBRUARY 17, 2021	03/22/2021	POTENTIAL PROPERTY LINE
KB/JW PROJECT #: 20160-4		
SHEET #: 1 OF 1		



2 Streetscape Key
Scale: 1" = 500'-0" Plan



KEY:

- 1. Landscape Buffer
 - 2. Pedestrian Path
 - 3. 5' Tree Well/Passenger Transition Zone
 - 4. Drive Aisle
- Existing ring road lane configuration to remain.

1 Streetscape Diagram
Scale: N.T.S. Plan





2 Streetscape Key
Scale: 1" = 500'-0"
Plan

KEY:

- 1. Landscape Buffer
- 2. Pedestrian Path
- 3. 5' Tree Well/Passenger Transition Zone
- 4. Parallel Parking
- 5. Drive Aisle

1 Streetscape Diagram
Scale: N.T.S.
Plan

Virginia Center Commons

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EXHIBIT B

REZ2021-00021





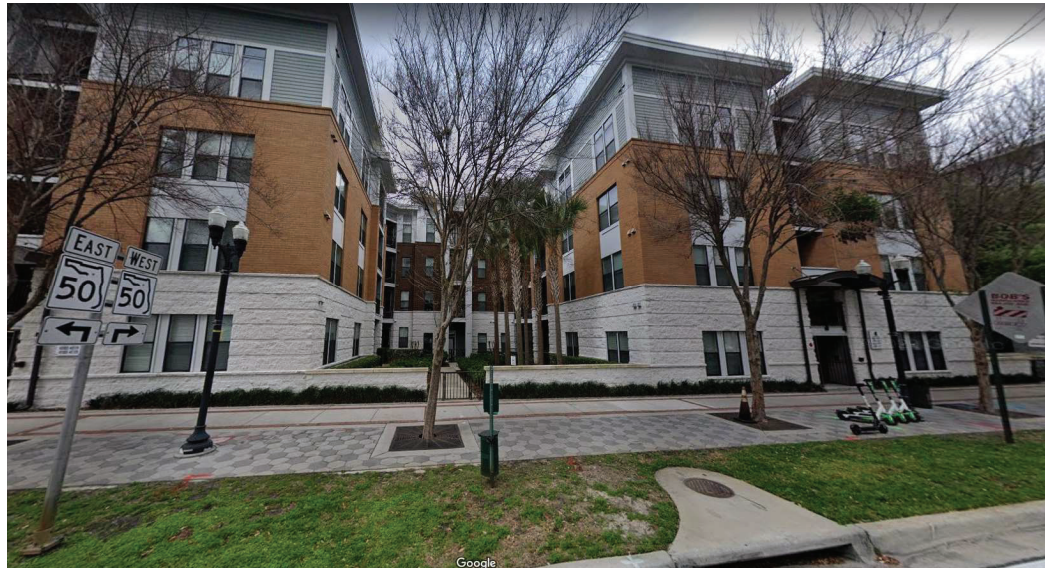
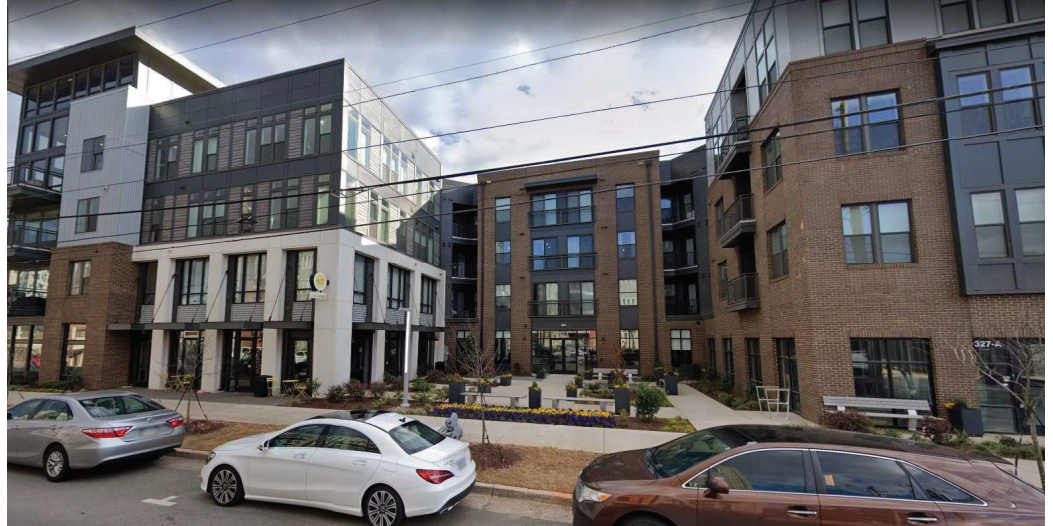
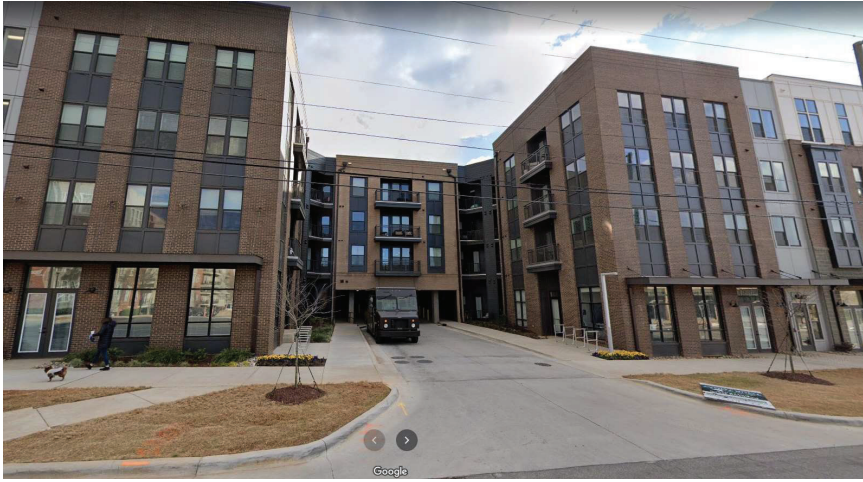
KEY:

- 1. Landscape Buffer
- 2. Pedestrian Path
- 3. 5' Tree Well/Passenger Transition Zone
- 4. Standard Parking
- 5. Drive Aisle

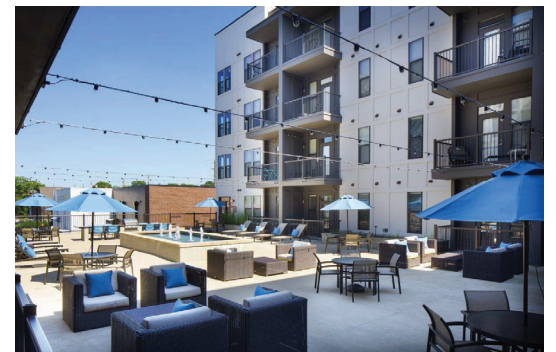
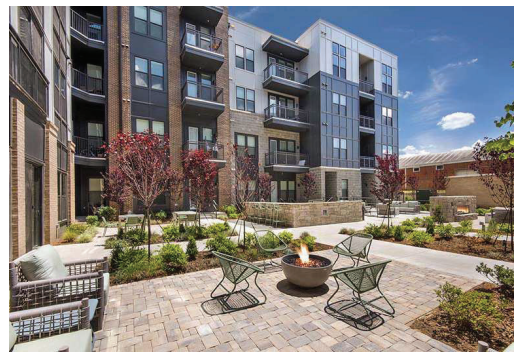
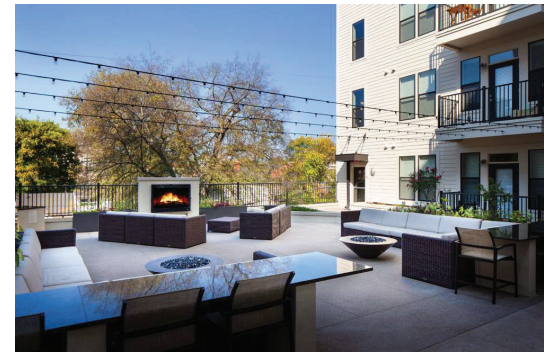
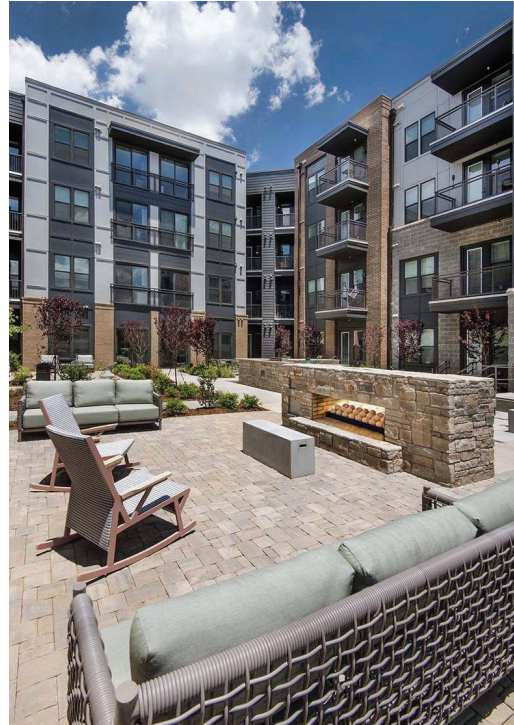
1 Streetscape Diagram
Scale: N.T.S.
Plan

2 Streetscape Key
Scale: 1" = 500'-0"
Plan





Virginia Center Commons - Courtyards



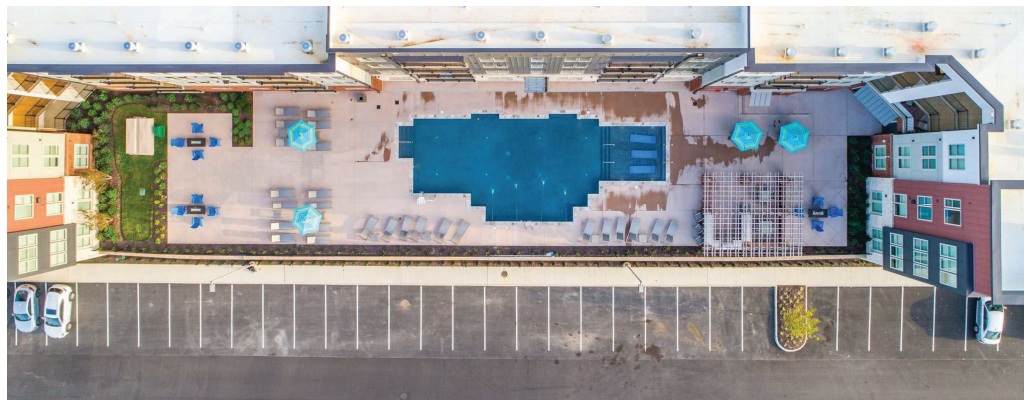
Virginia Center Commons - Courtyard Amenities

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EXHIBIT C

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Virginia Center Commons - Pool Courtyards

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EXHIBIT C

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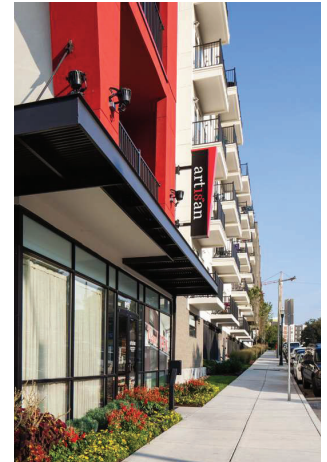
Virginia Center Commons - Streetscapes

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