

SUBJECT PROPERTY

Zoning Districts identified on this sheet with an Asterisk (*) are within the West Broad Street Overlay District and are subject to Special Regulation

P-2-06
Zoning
 Urban Mixed Use
 Three Chopt District
 600 Feet
 PS December 2005 Ref. 741-760-6979



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 21, 2006

Mr. Chuck Whittall
Unicorp National Developments, Inc.
c/o Jodi Ruttman
7505 W. Sand Lake Road
Orlando, FL 32819

Re: Provisional Use Permit P-2-06

Dear Sir:

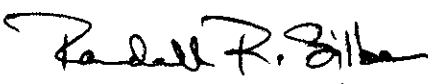
The Board of Supervisors at its meeting on March 14, 2006, granted your Request for a Provisional Use Permit under Sections 24-32.1 (a), (e), (j), (l), (m), and (u), 24-34.1(c), and 24-122.1 of Chapter 24 of the County Code, for outdoor vending; retail, recreation, and office uses without limitation to floor area; department stores without limitation to floor area; drive-through service windows for permitted uses; grocery or convenience food stores without limitation to floor area; buildings and structures exceeding 60 feet in height; and for a Master Plan for the West Broad Village UMU, on Parcels 741-760-6979, 744-759-2099, 742-760-7866, 742-760-1598, 742-761-5510, 743-759-3484, 743-760-9645, 743-760-5660, 744-760-8832, and part of Parcels 741-760-8628, 741-759-0697, 741-760-5792, and 741-761-4704 containing 115.044 acres, located on the south line of West Broad Street (U.S. Route 250), north of Three Chopt Road, at the 1-64 Interchange subject to the following conditions:

1. **Floor and Height Limitations.** Retail, service, residential, hotel, and office uses, including a grocery store, located on the Property may be permitted as generally shown on the attached exhibit to the application entitled "West Broad Village, Short Pump, Virginia Master Plan, dated March 12, 2006" (see case file), subject to the square footage limitations as shown on such Master Plan and the following height limitations (unless otherwise permitted during the plan of development for such building):
 - The maximum height of any office use will be 200 feet.
 - The maximum height of any hotel use shall be 150 feet.
 - The maximum height of the residential brownstone and the townhome liner units (Parcels A, B, C, D, and E) will be 50 feet.
 - The maximum height of the mid-rise condominiums (Parcel E) will be 90 feet.

2. **Vendor Areas.** Areas of the Property not used solely for residential purposes may be designated on the Master Plan, as may be revised from time to time, or a plan of development, for the preparation of food or beverages or the sale or display of merchandise conducted in an open area or structure by one or more individual vendors operating from stalls, stands, carts, vehicles or other spaces which are rented or otherwise made available to such vendors shall be permitted. Such activities may include a market, sale of merchandise as part of a permitted festival or other similar special event, or the outdoor display or sale by a single food or beverage vendor, operated as an incidental part of retail activity regularly conducted from within a permanent building on the premises.
3. **Bank Drive-Through Service.** Drive-through service windows for banks shall be the only drive-through service permitted on-site. No more than three such uses shall be permitted on-site.
4. **Emergency Communication Systems.** The owner shall install a fire command center and emergency radio communication equipment within any hotel, office, or mid-rise condominium building covered by Condition #1 above to allow for adequate public safety and radio coverage within and between the office and hotel 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.
5. 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 Fire Department during Plan of Development review.
6. All structures shall be fully sprinkled for fire protection.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,


for Virgil R. Hazelett, P.E.
County Manager

pc: The John J. and Ima M. Liesfeld Family, LLC
Andrew M. Condlin, Williams and Mullen

Unicorp National Developments, Inc.
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Short Pump Station, LLC
Henrico School Board
Director, Real Estate Assessment
Provisional Use Permit Index