

PUP2022-00014

Zoning

Assisted Living
Tuckahoe District



PS March 2022

Ref: 748-741-8046



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

June 21, 2022

Hampton Manor of Richmond, LLC
11452 Sadler Walk Lane
Richmond, VA 23225

RE: Provisional Use Permit PUP2022-00014

Dear Sir/Madam:

The Board of Supervisors, at its meeting on June 14, 2022, approved your request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow an assisted living facility on Parcel 748-741-8046 located at the southeast intersection of Patterson Avenue (State Route 6) and Maybeury Drive, subject to the following conditions:

1. All proffers approved with rezoning case REZ2022-00018 shall be made a part of this Provisional Use Permit.
2. The total number of residential units shall not exceed 98. The total number of residential units in specific categories shall not exceed the following maximums unless otherwise specially requested and approved at the time of Plan of Development:

63 assisted living units

35 memory care units

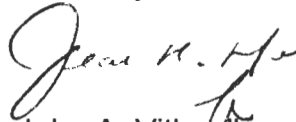
Total: 98 units

3. The applicant shall provide, at a minimum, landscape buffers consistent with the conceptual landscape plan dated May 3, 2022, as part of Exhibit A (see case file).
 - a. Patterson Avenue Buffer shall be a minimum 10' wide planted to an equivalent level of a TB 25 standard as detailed in Exhibit B titled "Typical Plant Density Program" (see case file).
 - b. Maybeury Drive Buffer shall be a minimum of 25' wide planted to the level of a TB 25 standard.

- c. Maybeury Elementary School Buffer shall be a minimum of 25' wide planted to a level of a TB 35 standard. In addition, a black, aluminum rail fence a minimum of 72" in height shall also be provided along the property line (see case file).
- d. Eastern Buffer shall be a minimum of 6' wide planted to the level of a TB 10 standard.

These landscape buffers shall be provided unless such plantings are not required as a result of existing evergreen vegetation or as otherwise determined at the time of Landscape Plan review.

Sincerely,



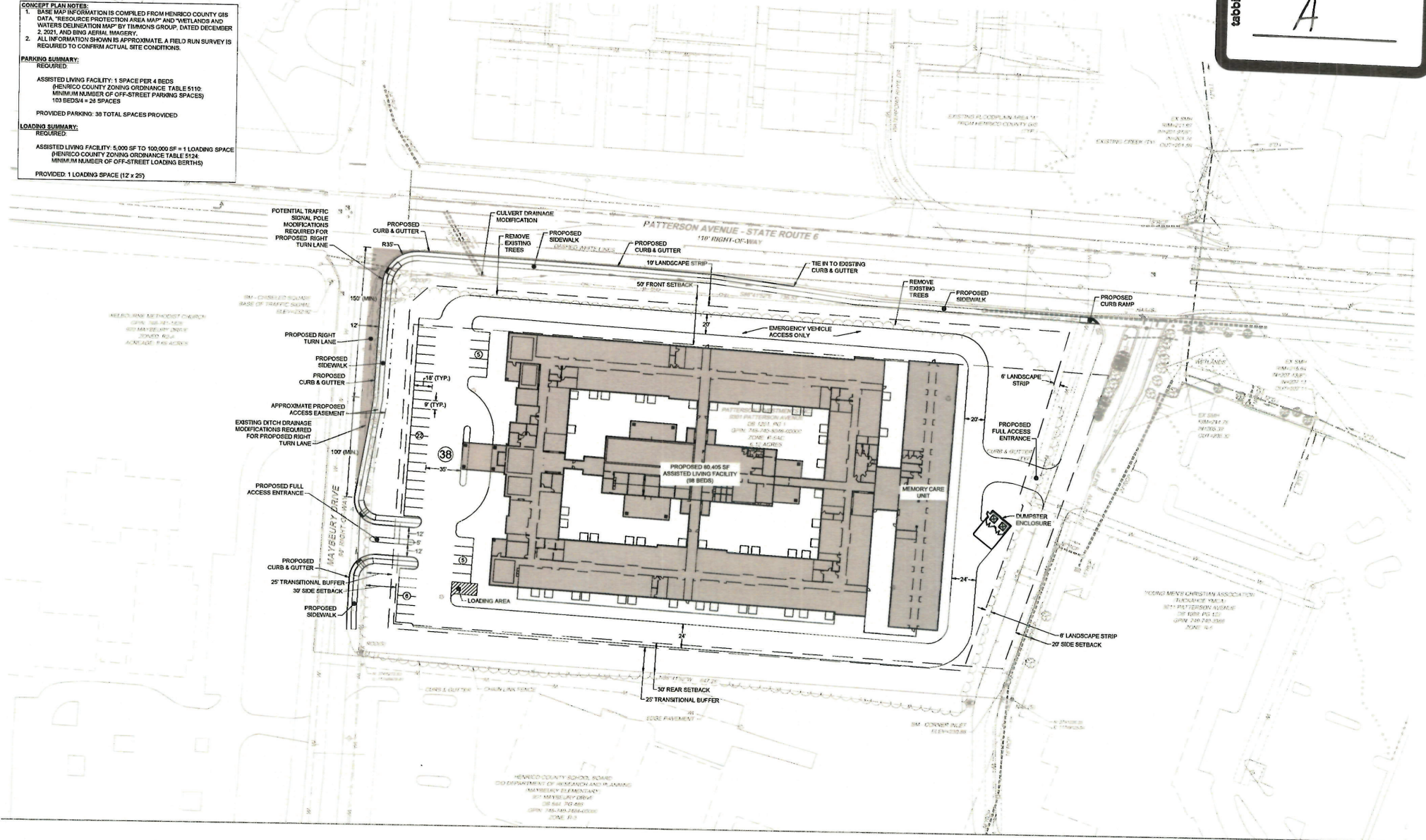
John A. Vithoulkas
County Manager

pc: Patterson Investments, Inc.
Andrew M. Condlin
Director, Real Estate Assessment

CONCEPT PLAN NOTES:
 1. BASE MAP INFORMATION IS COMPILED FROM HENRICO COUNTY GIS DATA "RESOURCE PROTECTION AREA MAP" AND "WETLANDS AND WATERS DELINEATION MAP BY TIMMONS GROUP, DATED DECEMBER 2, 2021, AND Bing AERIAL IMAGERY."
 2. ALL INFORMATION SHOWN IS APPROXIMATE. A FIELD RUN SURVEY IS REQUIRED TO CONFIRM ACTUAL SITE CONDITIONS.

PARKING SUMMARY:
 REQUIRED:
 ASSISTED LIVING FACILITY: 1 SPACE PER 4 BEDS
 (HENRICO COUNTY ZONING ORDINANCE TABLE S110:
 MINIMUM NUMBER OF OFF-STREET PARKING SPACES)
 103 BEDS/4 = 26 SPACES
 PROVIDED PARKING: 38 TOTAL SPACES PROVIDED

LOADING SUMMARY:
 REQUIRED:
 ASSISTED LIVING FACILITY: 5,000 SF TO 100,000 SF = 1 LOADING SPACE
 (HENRICO COUNTY ZONING ORDINANCE TABLE S124:
 MINIMUM NUMBER OF OFF-STREET LOADING BERTHS)
 PROVIDED: 1 LOADING SPACE (12 x 25')



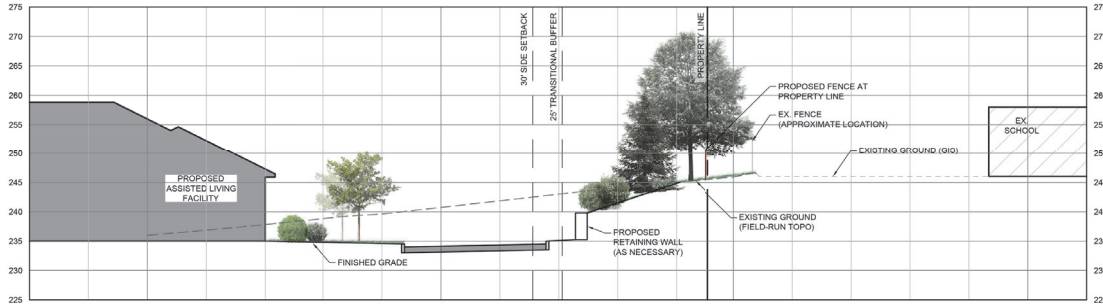
CONCEPTUAL SITE LAYOUT PLAN - SP001

Patterson Assisted Living - January 28, 2022



SCALE 1"=40'
0 40 80

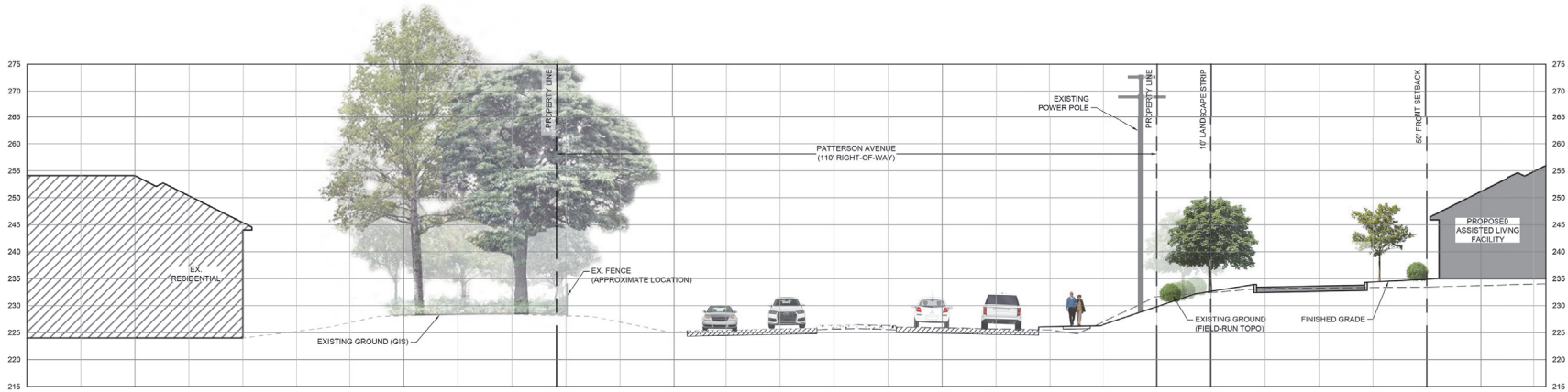
PUP2022-00014



SITE SECTION 1 FROM ASSISTED LIVING FACILITY TO MAYBEURY ELEMENTARY SCHOOL



PROPOSED 6' H. FENCE



SITE SECTION 2 FROM ASSISTED NEIGHBORING HOMES ACROSS PATTERSON TO ASSISTED LIVING FACILITY

CONCEPTUAL LANDSCAPE SECTIONS

Patterson Ave Assisted Living Center

EXHIBIT A

PUP2022-00014

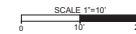


Exhibit A

P.O.D. #



CONCEPTUAL LANDSCAPE PLAN

Patterson Ave Assisted Living Center - May 3, 2022



SCALE 1"=40'

PUP2022-00014

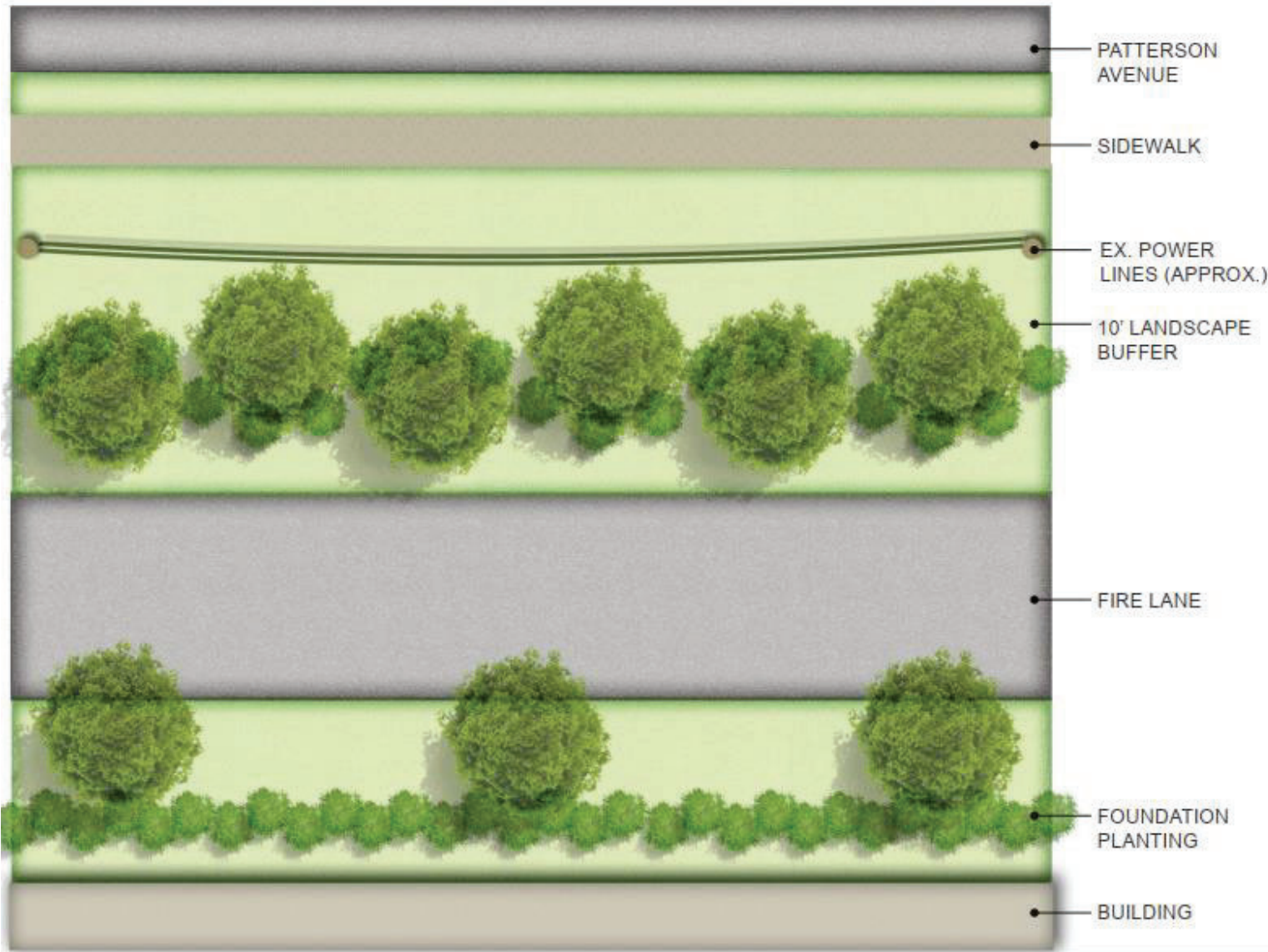
COUNTY SITE PLAN #: COUNTY PROJECT #:



Timmons Group 2022-05-03 10:15:00 Patterson_AveAssisted_Living_Center_Conceptual_Landscape_Plan(RED).dwg | Printed on 5/3/2022 4:30 PM by Jade Korman

Exhibit B

MAY 5, 2022 1:27 PM



10' WIDE TRANSITIONAL BUFFER
REQUIRED PLANTINGS TO BE EQUIVALENT TO BUFFER 25 REQUIREMENTS.

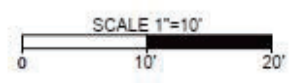
PER 100 LINEAR FEET:
 6 SMALL DECIDUOUS TREES*
 16 SHRUBS

* SMALL DECIDUOUS TREES WERE SUBSTITUTED FOR LARGE DECIDUOUS TREES DUE TO EXISTING POWER LINES.

Table S3108: Minimum Width and Planting Requirements

Buffer Type	Minimum Buffer Width (ft)	Number of Required Large Deciduous or Evergreen Trees (per 100 linear feet)	Number of Required Small Deciduous or Evergreen Trees (per 100 linear feet) (12.0)	Required Shrubs (per 100 linear feet) (12.0)
Buffer 10	10	2	1	25
Buffer 25	25	4	2	16
Buffer 35	35	5	2 1/2	19
Buffer 50	50	7	4	24

TYPICAL PLANT DENSITY DIAGRAM
 Patterson Ave. Assisted Living Center



{01419584;v1}

PUP2022-00014

Exhibit C 1/14/2021



PUP2022-00014