

SUBJECT PROPERTY

PUP2023-00006
Zoning
Mixed-Use and Residential
Three Chopt District
400 Feet
PS March 2023 Ref: 754-757-1808



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

July 18, 2023

Legacy Mayland Investments, LLC
4130 Innslake Drive
Glen Allen, Virginia 23060

RE: Provisional Use Permit PUP2023-00006

Dear Sir/Madam:

The Board of Supervisors, at its meeting on July 11, 2023, approved your request for a Provisional Use Permit under Sections 24-4205 and 24-4315.C of Chapter 24 of the County Code to allow zoning modifications as part of a master-planned development on Parcels 754-756-6582, 754-757-1808, 754-757-3226, 754-757-5501 and Part of 754-757-8115 located at the northeast intersection of Pemberton Road (State Route 157) and Mayland Drive, subject to the following conditions:

1. **Proffered Conditions.** All proffered conditions accepted with case REZ2023-00013 are made part of this Provisional Use Permit.
2. **Master Plan.** All development on the property must be in general conformance with the Master Plan titled "Flats at Mayland" dated June 21, 2023 prepared by Youngblood, Tyler & Associates, PC unless otherwise approved at the time of Plan of Development review. Setbacks may be reduced from those otherwise required in the R-6 District, but in no case less than shown on the Master Plan.
3. **Architectural Design.** Any new buildings must be constructed consistent with the elevations titled "Exhibit B: The Mosaic" dated February 16, 2023, unless otherwise approved at time of Plan of Development review.
4. **Height Limitations.** Buildings must not exceed 100' in height.
5. **Sidewalks.** Sidewalks must be provided along all public street frontages, and internal pedestrian connections from new development areas shall be provided to such sidewalk. Connections between internal sidewalks and those sidewalks provided along Mayland Drive and Pemberton Road must be provided along both sides of the driveways, or as approved at time of Plan of Development review.
6. **Pedestrian Lighting.** Site lighting must be designed to provide lighting for pedestrians along adjacent public roadways and internal project areas in a manner approved at the time of lighting plan review.

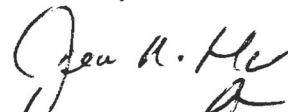
7. **Amenities.** Amenities consistent with the Master Plan and proffers must be provided on the property in a manner determined at the time of plan of development review. A community space a minimum of 2,000 square feet in size must be located on the ground floor of Building 9, or as determined at time of Plan of Development.

8. **Residential Recycling Facilities.** Recycling must be provided for the multi-family development for so long as the County either provides or sponsors some form of recycling. Outside recycling and refuse collection area(s) provided shall comply with the requirements set forth in section 24-4427 of the Zoning Ordinance.

9. **Right of Way Dedication.** Right of way dedication must be provided along the Property's Pemberton Road and Mayland Drive frontages in a manner determined at time of Plan of Development.

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

Sincerely,



John A. Vithoukas
County Manager

pc: Forest G. Urban
Stewart and Kim Heider
Laura J. Heider (Life Estate)
Stewart W. Heider (Remainder Interest)
Cindy Weinstock
Director, Real Estate Assessment

Exhibit A
PUP2023-00006

PARKING TABULATION

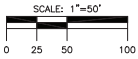
RESIDENTIAL
TOTAL UNITS --- 262
TOTAL SPACES --- 364 SPACES
DENSITY --- 1.39 SPACES/UNIT

SITE STATISTICS

PROPOSED ZONING --- R-6C
TOTAL AREA --- 9,268 AC.
TOTAL BUILDINGS --- 11
TOTAL UNITS --- 262 UNITS
TOTAL PARKING --- 364 SPACES
QUALIFIED OPEN SPACE --- 1.55 AC. = 16%
OPW # --- 754-757-1808, 754-757-3226,
754-757-5501, 754-756-6582
AND PART OF 754-757-8115

LEGEND

PROPERTY & RIGHT-OF-WAY —
RIGHT-OF-WAY - DEDICATED —



THIS SHEET PRINTED IN COLOR



**YOUNGBLOOD, TYLER
& ASSOCIATES P.C.**
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
7309 ANDOVER GREEN CIRKE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111
PHONE : (804) 746-5285 FAX : (804) 754-7644 EMAIL : TYLER@YOUNGBLOOD-PLANNERS.COM

**FLATS
AT MAYLAND**
THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

CONCEPTUAL PLAN

DATE: May 30, 2023

REVISIONS	
NO.	DATE

DESIGNED BY: WAB
DRAWN BY: MDS
CHECKED BY: WAB

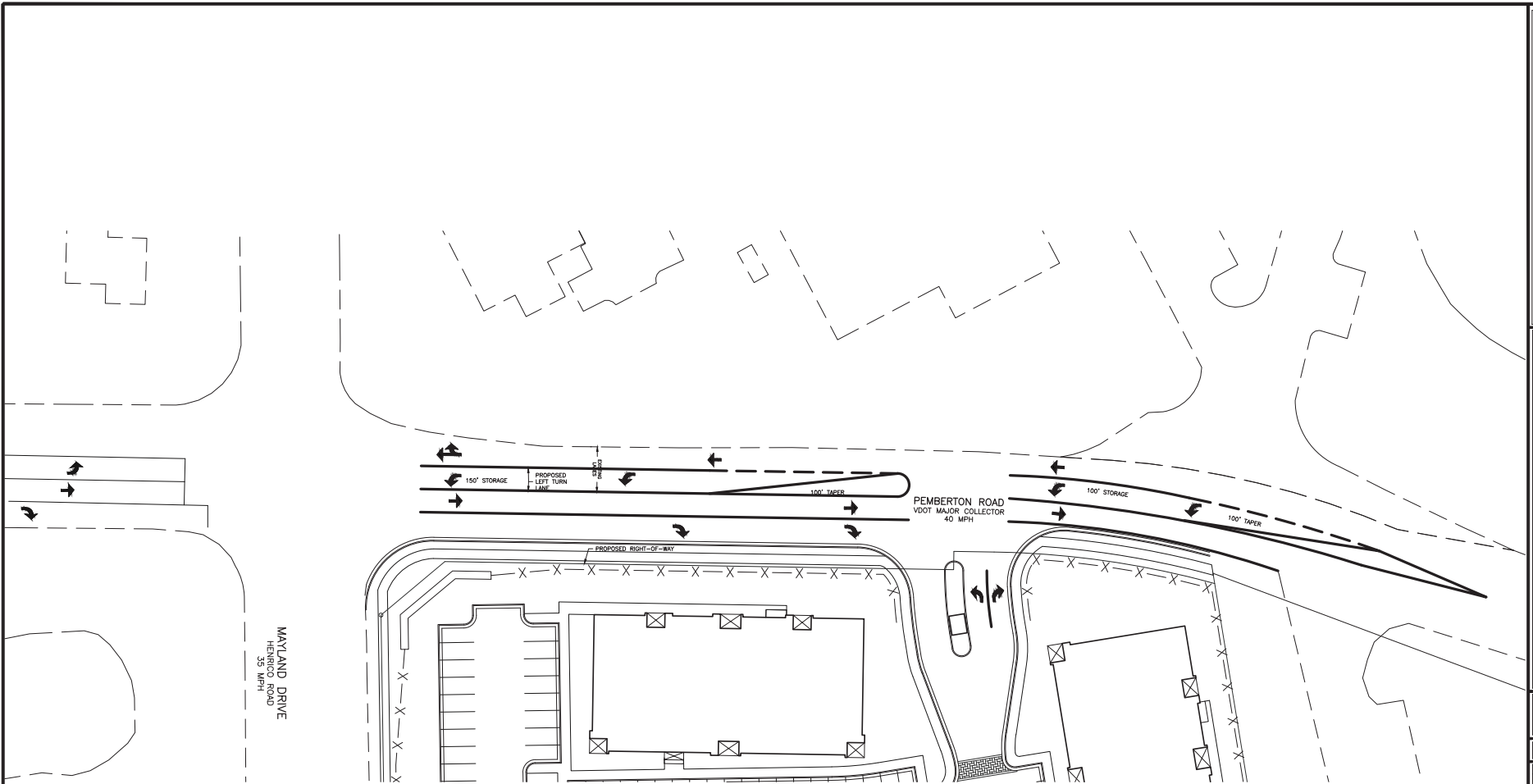
J. N. 607-01-001
CAD FILE: CONCEPT PLAN

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PUP2023-00006
EXHIBIT B
THE MOSAIC



J:\PROJECTS\FLATS AT MAYLAND\CONCEPT PLANS\CONCEPT PLANNING 2023\07\11 1046 AM



LEGEND

- PROPERTY & RIGHT-OF-WAY
- RIGHT-OF-WAY - DEDICATED

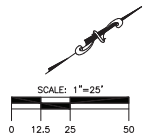


EXHIBIT C

PUP2023-00006

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
 CONSULTING ENGINEERS, PLANNERS, & SURVEYORS
 7300 HANCOCK DRIVE, P.O. BOX 537, MECHANICSVILLE, VIRGINIA 23111
 PHONE: (804) 746-9285 FAX: (804) 750-7624 EMAIL: TYLER@YOUNGBLOOD-TYLER.COM

FLATS AT MAYLAND
 THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

PEMBERTON ROAD IMPROVEMENTS

DATE: May 30, 2023

REVISIONS

NO.	DATE	DESCRIPTION

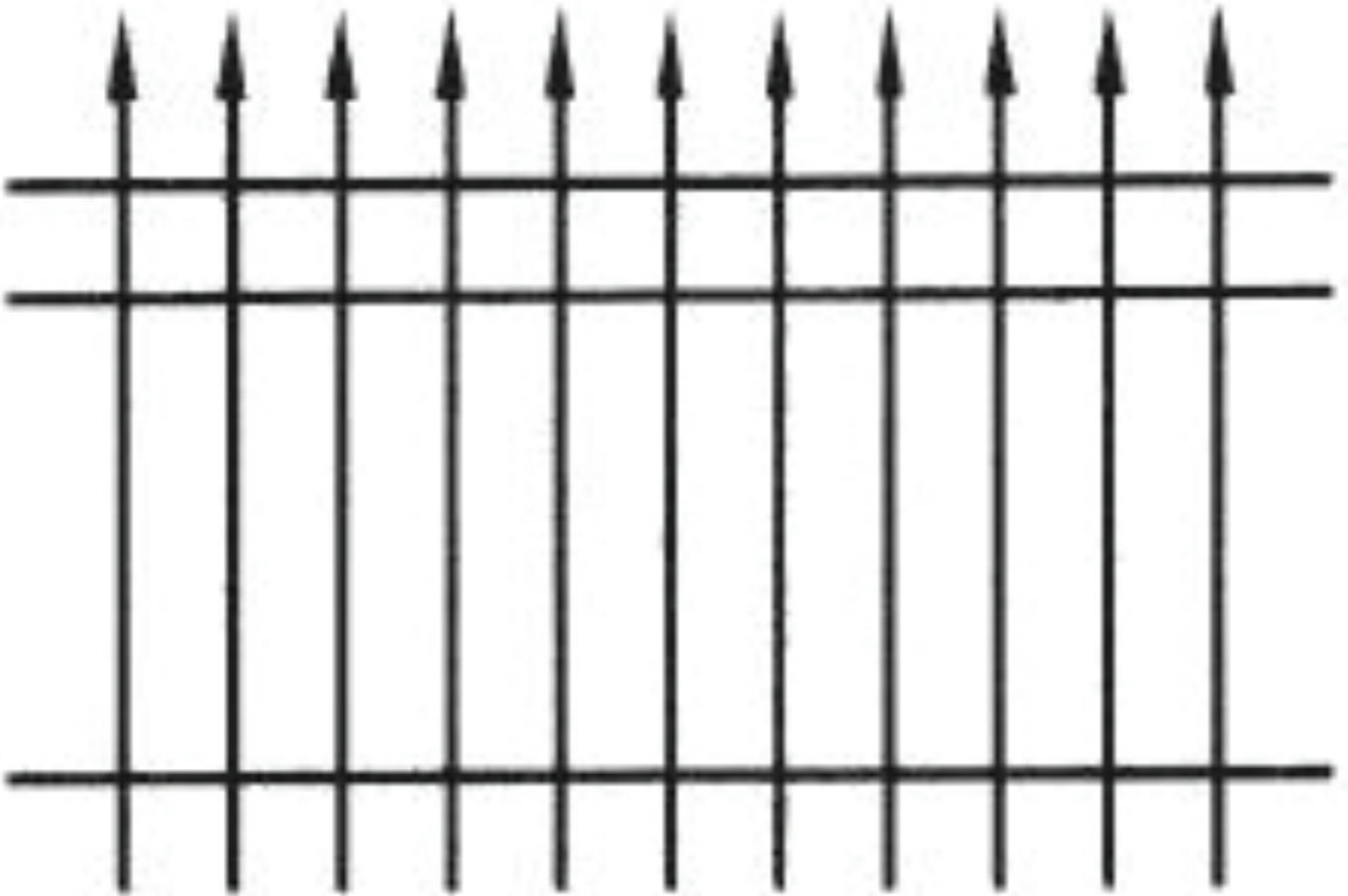
DESIGNED BY: WAB
 DRAWN BY: GGL
 CHECKED BY: WAB

J. N.: 607-01-001
 CAD FILE: CONCEPT PLAN

SHEET 2 OF 2

EXHIBIT D

PUP2023-00006



EFS-10

Exhibit E

