

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO



December 10, 2024

4911 Willow LLC 70 Pine Street Unit 720 New York, New York 10005

RE: Provisional Use Permit PUP-2024-101483

Dear Sir:

The Board of Supervisors, at its meeting on December 3, 2024, approved your request to amend Provisional Use Permit PUP2022-00018 under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow zoning modifications as part of a master-planned development on Parcel 773-736-5900 located on the south line of Augusta Avenue approximately 160' west of the intersection of Staples Mill Road (U.S. Route 33), subject to the following conditions:

- Proffered Conditions. All proffered conditions accepted with case REZ-2024-101722 shall also be made part of this Provisional Use Permit.
- 2. Master Plan. All development on the property shall be in general conformance with the Master Plan titled "The Augusta Development Site Layout Plan" dated July 18, 2024, prepared by Timmons Group, and "4911 Willow LLC PUP Package Plans and Metrics" dated October 31, 2024, prepared by Hickock Cole (see case file), unless otherwise approved at the time of Development review. Setbacks may be reduced from those otherwise required in the R-6 District, but in no case shall they be less than shown on the Master Plan.
- 3. Architectural Design. Any new buildings shall be constructed consistent with the elevations and renderings titled "4911 Willow LLC PUP Package Exterior Elevations" and "4911 Willow LLC PUP Package Renderings", both dated October 31, 2024, and prepared by Hickock Cole (see case file), unless otherwise approved at time of Plan of Development review.
- Sidewalks. Sidewalks shall be provided along all public street frontages, and internal pedestrian connections from new development areas shall be provided to such sidewalk.
- 5. <u>Streetscape.</u> Landscaping along Augusta Avenue shall be provided consistent with Exhibit B (see case file), unless otherwise approved at time of Plan of Development review.

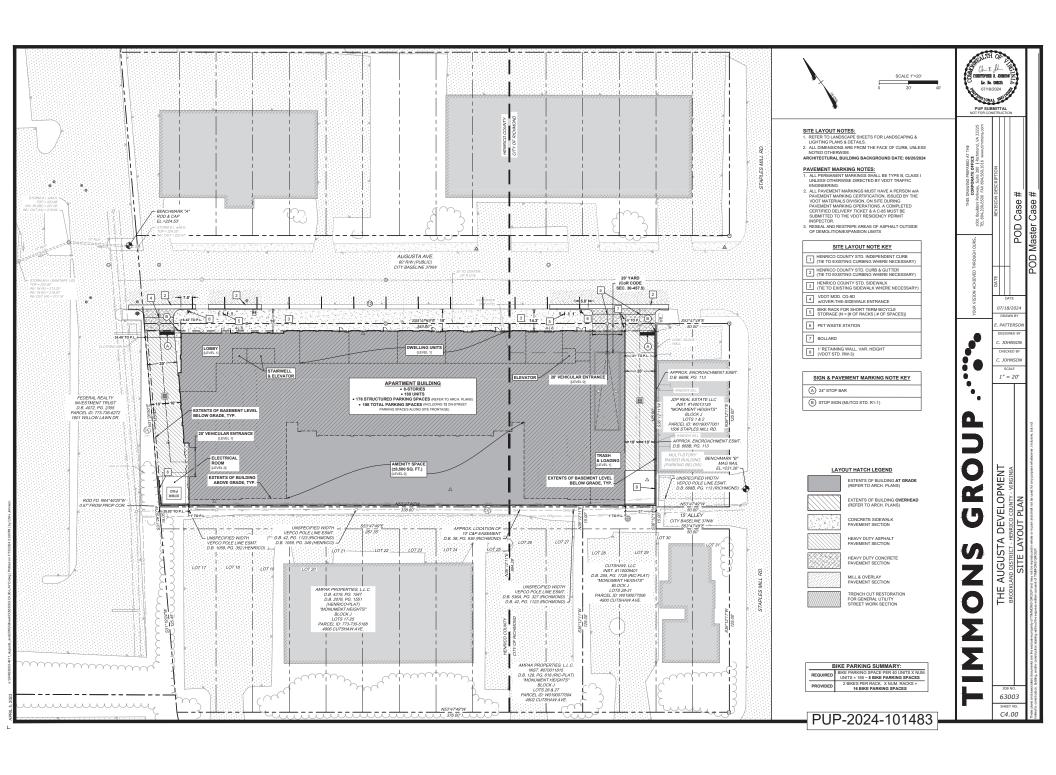
- Pedestrian Lighting. Site lighting shall be designed to provide lighting for pedestrians along adjacent public roadways and internal project areas in a manner approved at the time of lighting plan review.
- 7. Parking. Parking may be reduced in accordance with the parking plan titled "4911 Augusta Parking Study", dated September 24, 2024, but in no case be less than the total number of parking spaces shown on "The Augusta Development Site Layout Plan" dated July 18, 2024, prepared by Timmons Group, and "4911 Willow LLC PUP Package Plans and Metrics" dated October 31, 2024, prepared by Hickock Cole (see case file).
- 8. <u>Amenities.</u> Amenities consistent with the Master Plan and proffers shall be provided on the property in a manner determined at the time of plan of development review.
- 9. Residential Unit Size. There shall be no dwelling units with 3 or more bedrooms.
- 10. <u>Utility Connection.</u> All development shall connect to county utilities.
- 11. Residential Recycling Facilities. Recycling shall 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.
- 12. <u>Commercial Use</u>. A minimum of 1,100 square feet of the building shall be occupied by commercial uses and limited to the first floor, unless otherwise approved at time of Plan of Development.

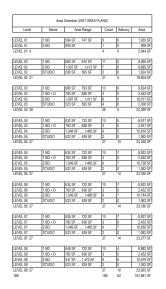
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

John A. Vithoulkas County Manager

pc: Jennifer D. Mullen
Director, Real Estate Assessment
Henrico County Public Schools





PARKING SCHEDULE				
Level	Description	Count		
	_			
LEVEL P1		14		
LEVEL P1	STANDARD	93		
LEVEL P1: 107		107		
LEVEL 01		20		
LEVEL 01	HC VAN	1		
LEVEL 01	PARALLEL	1		
LEVEL 01	PARALLEL - STREET	12		
LEVEL 01	STANDARD	47		
LEVEL 01: 81		81		
Grand total		188		

rea Schedule (U	NIT AREA PLANS) BY TYPE
Name	Count
BD	92
BD + D	18
BD	61
TUDIO	17

Area Schedule (UNIT AREA PLANS) - NET RENTABLE AREA				
Level	AREA OCCUPANCY	Area		
LEVEL 01	RESIDENTIAL	2,844 SF		
LEVEL 02	RESIDENTIAL	18,604 SF		
LEVEL 03	RESIDENTIAL	24,399 SF		
LEVEL 04	RESIDENTIAL	23,246 SF		
LEVEL 05	RESIDENTIAL	23,165 SF		
LEVEL 06	RESIDENTIAL	23,180 SF		
LEVEL 07	RESIDENTIAL	23,277 SF		
LEVEL 08	RESIDENTIAL	22,965 SF		
Grand total		161,681 SF		

Are	sa Schedule (BUILDING AREA F	PLANS)	Are	sa Schedule (BUILDING AR	REA PLANS)
Level	Name	Area	Level	Name	Area
VEL P1			LEVEL 06		
VEL P1	CIRCULATION	4,309 SF	LEVEL 06	BOH	216 SF
VEL P1	PARKING	37,449 SF	LEVEL 06	CIRCULATION	2,556 SF
	•	41,758 SF	LEVEL 06	RESIDENTIAL	23,258 SF
VEL 01					26,030 SF
VEL 01	AMENITY/COMMERCIAL	3,458 SF	LEVEL 06		
VEL 01	CIRCULATION	888 SF	LEVEL 06	BOH	216 SF
VEL 01	LOADING	1,504 SF	LEVEL 06	CIRCULATION	2,557 SF
VEL 01	PARKING	25,736 SF	LEVEL 06	RESIDENTIAL	23,264 SF
VEL 01	RESIDENTIAL	2,857 SF			26,037 SF
	•	34,443 SF	LEVEL 07		
VEL 02			LEVEL 07	BOH	216 SF
VEL 02	AMENITY	6,296 SF	LEVEL 07	CIRCULATION	2,556 SF
VEL 02	BOH	110 SF	LEVEL 07	RESIDENTIAL	23,266 SF
VEL 02	CIRCULATION	2,559 SF			26,039 SF
VEL 02	RESIDENTIAL	18,203 SF	LEVEL 08		
	•	27,168 SF	LEVEL 08	BOH	216 SF
VEL 03			LEVEL 08	CIRCULATION	2,556 SF
VEL 03	BOH	110 SF	LEVEL 08	RESIDENTIAL	23,056 SF
VEL 03	CIRCULATION	2,559 SF			25,828 SF
VEL 03	RESIDENTIAL	24,481 SF	Grand total		260,470 SF
VEL 04		27,150 SF			
VEL 04	BOH	216 SF			
VEL 04	CIRCULATION	2.556 SF			
VEL 04	RESIDENTIAL	23.245 SF			
	1				

*GROSS BUILDING AREA Summary

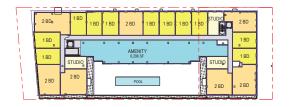


PLAN: SITE PLAN
SCALE: 1"=80'-0"



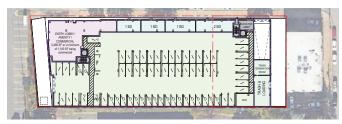
PLAN: LEVEL 04, TYP

SCALE: 1"=40'-0"

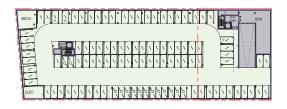


PLAN: LEVEL 02

SCALE: 1"=40'-0"



PLAN: LEVEL 01
SCALE: 1"=40'-0"



PLAN: LEVEL P1
SCALE: 1"=40'-0"



FRESCONSTITUTES

OCASIO NATIVA PARE

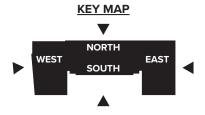
OCASIO NA

ABOVE: ELEVATION - NORTH

SCALE: 3/32"=1'-0"

LEFT: ELEVATION - EAST

SCALE: 3/32"=1'-0"



4911 WILLOW LLC | PUP PACKAGE





ABOVE: ELEVATION - SOUTH

SCALE: 3/32"=1'-0"

LEFT: ELEVATION - WEST

SCALE: 3/32"=1'-0"

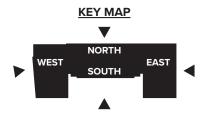












Exhibit B

PUP-2024-101483





Exhibit B

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