

**PUP-2024-101483**

**Zoning**

Allow Additional Height and Density

Brookland District

400 Feet

PS July 2024 Ref: 773-736-5900



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

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:

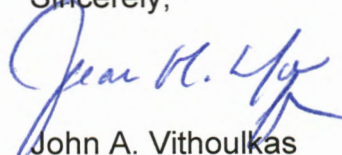
The Board of Supervisors, at its meeting on December 3, 2024, approved your request to amend Provisional Use Permit PUP2022-00018 under Sections 24-2306 and 24-4205 of Chapter 24 of the County Code to allow zoning modifications as part of a master-planned development on Parcel 773-736-5900 located on 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:

1. **Proffered Conditions.** All proffered conditions accepted with case RE Z-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 Plan 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.
4. **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. **Streetscape.** Landscaping along Augusta Avenue shall be provided consistent with Exhibit B (see case file), unless otherwise approved at time of Plan of Development review.

6. **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. **Amenities.** 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. **Utility Connection.** 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. **Commercial Use.** 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.

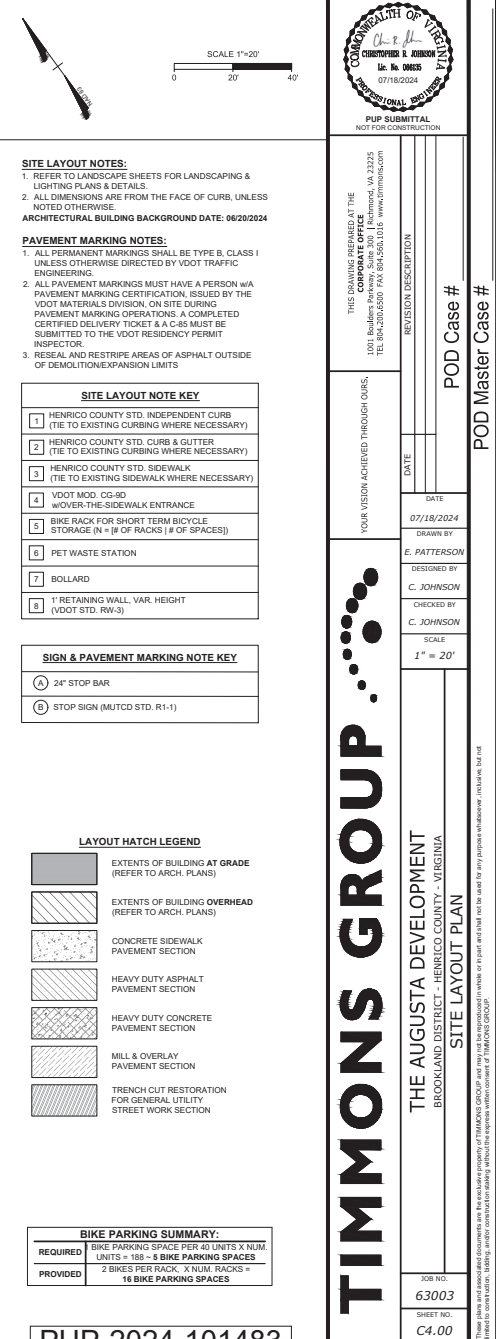
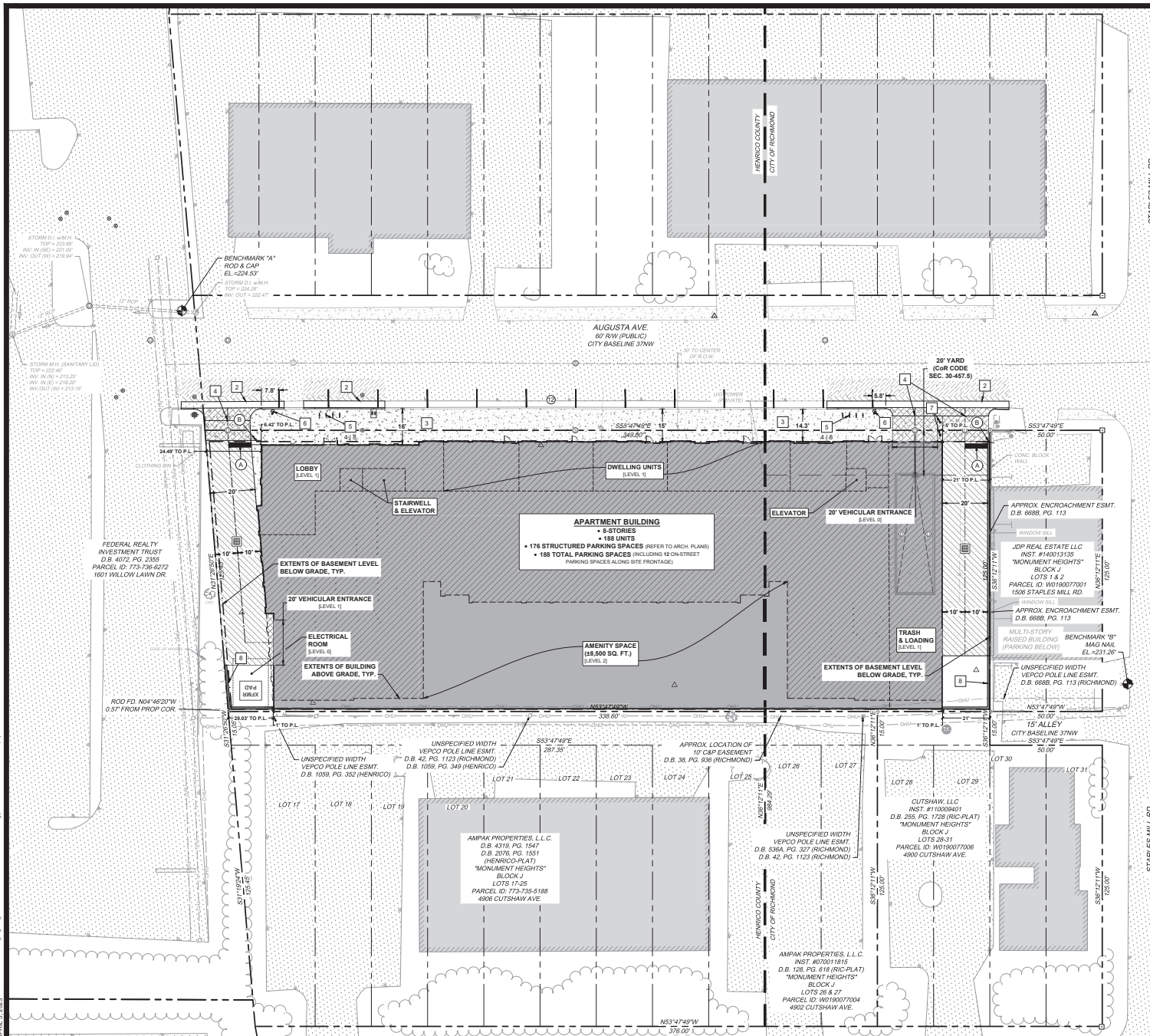
Sincerely,



John A. Vithoulkas  
County Manager

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







188	188	62	161,681 SF
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188 188

26,017 SF

Grand total	260,470 SF
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SCALE. 1 - 40 - 0



SCALE: 1 = 40 - 0



SCALE: 1 = 80 - 0



SCALE: 1 = 40 - 0



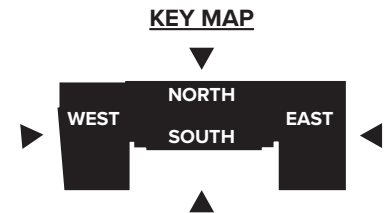
SCALE: 1 = 40 - 0



**ABOVE: ELEVATION - NORTH**  
SCALE: 3/32"=1'-0"



**LEFT: ELEVATION - EAST**  
SCALE: 3/32"=1'-0"



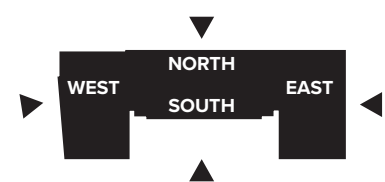


**ABOVE: ELEVATION - SOUTH**  
SCALE: 3/32"=1'-0"

**LEFT: ELEVATION - WEST**  
SCALE: 3/32"=1'-0"



**KEY MAP**





**NORTHWEST PERSPECTIVE**



**NORTHEAST PERSPECTIVE**



**ENTRANCE**



**COURTYARD**







Exhibit B

PUP-2024-101483





Exhibit B

PUP-2024-101483





Exhibit B

PUP-2024-101483