

PUP2021-00003

Zoning

Multi-Family Residential
Fairfield District

400

Feet



PS November 2020

Ref: 784-771-0908



COUNTY OF HENRICO

John A. Vithoulkas
County Manager

February 16, 2021

Stanley Martin Homes
404 People Place #303
Charlottesville, VA 22911

Re: Provisional Use Permit PUP2021-00003

Dear Mr. Swink:

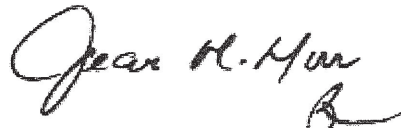
The Board of Supervisors at its meeting on February 9, 2021, approved your request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a master-planned community on Parcel 784-771-0908 located approximately 200' east of Brook Road (U.S. Route 1) at its intersection with Magnolia Ridge Drive, subject to the following conditions:

1. **Master Plan.** All development on the property shall be in general conformance with the Master Plan titled "Virginia Center Commons Townhomes" by Kimley-Horn, unless otherwise approved at the time of Plan of Development review. Setbacks and development standards, including building height, shall be consistent with the document titled "R-6 TH Bulk Requirements versus VCC TH Master Plan Requirements."
2. **Architectural Design.** Any new buildings shall be constructed in general conformance with the architectural elevations by Stanley Martin Homes, unless otherwise approved at the time of Plan of Development Review.
3. **Density.** No more than 75 new residential units shall be constructed on the property, consistent with the approved Master Plan.
4. **Sidewalks.** Sidewalks shall be provided in the manner shown on the concept plan.
5. **Pedestrian Lighting.** Site lighting shall be designed to provide lighting for pedestrians along adjacent roadways and internal project areas in a manner approved at the time of lighting plan review. Pedestrian-scaled lighting shall be consistent with the urban nature of the development.
6. **Crime Prevention.** Prior to occupancy of any structure containing commercial or office uses, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement mutually agreed upon security recommendations.

7. **Proffers.** All proffers accepted with rezoning case REZ2021-00009 shall be made a part of this Provisional Use Permit.

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

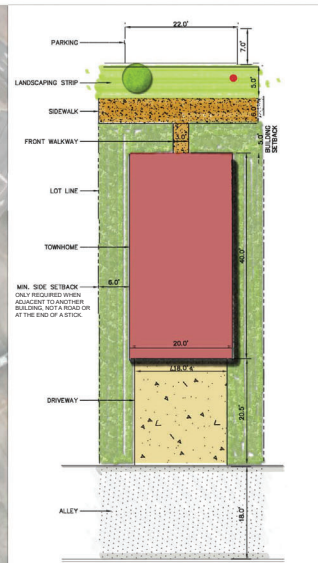
Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas
County Manager

pc: Shamin VCC, LLC
VCC Partners, LLC
Jeffrey P. Geiger
Director, Real Estate Assessment
Mr. Justin Briggs

Exhibit A

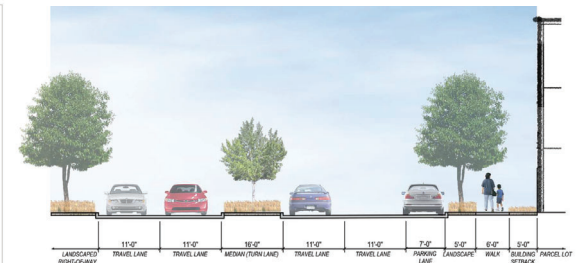


TOWNHOME TYP.

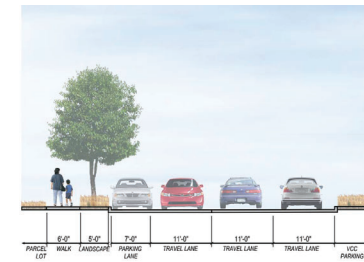
NOTE:
BAY WINDOWS OCCUPYING MORE THAN ONE-THIRD OF THE WALL LENGTH MAY PROJECT IN TO THE REQUIRED MINIMUM YARD BY UP TO 1 FOOT.

VIRGINIA CENTER COMMONS MALL

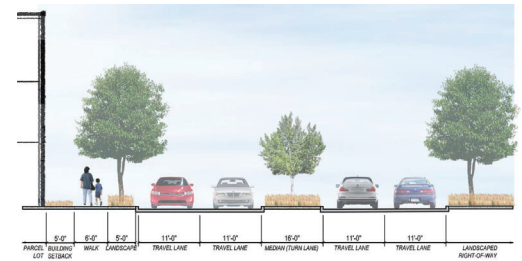
GPIN: 784-771-0908
 SITE ADDRESS: 10101 BROOK RD
 ZONED: B-3C
 DISTRICT: FAIRFIELD MAGISTERIAL DISTRICT
 OWNER: SHAMIN VCC LLC & VCC PARTNERS LLC
 EXISTING USE: VACANT LOT
 PROPOSED USE: RESIDENTIAL TOWNHOMES
 BUILDING HEIGHT: 47' (MAX)
 TOTAL PROPOSED UNITS: 75
 TOTAL SITE AREA: 4.63 ACRES
 YARDS: THE 5' BUILDING SETBACK REPLACES ALL REQUIRED YARDS AND BUILDINGS SETBACKS EXCEPT THAT THE SIDE YARD ADJACENT TO ANOTHER BUILDING SHALL BE 6'.
 OPEN SPACE: 0.44 ACRES (9.5%)
 REQUIRED PARKING: 1 SPACE X 75 UNITS = 75 SPACES
 PROVIDED PARKING: 35 OFF STREET SPACES
 2 GARAGE SPACES PER UNIT
 2 DRIVEWAY SPACES PER UNIT
 = 335 TOTAL SPACES



NORTH STREET SECTION A1-A2



EAST STREET SECTION B1-B2



SOUTH STREET SECTION C1-C2

PLAN LEGEND

- HIGH VISIBILITY SIDE ELEVATIONS
- PROPOSED LIGHT FIXTURE
- PROPOSED SHADE TREE



CONCEPT PLAN
 01.13.2021
 SCALE: 1" = 35'

Kimley»Horn

VIRGINIA CENTER COMMONS TOWNHOMES

HENRICO COUNTY, VIRGINIA

PUP2021-00003



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION
w/ OPTIONAL LOFT & REAR TERRACE



TYPICAL BLOCK REAR ELEVATION

VIRGINIA CENTER COMMONS

1/8" = 1'-0"

EXHIBIT B

PUP2021-00003

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 100, RESTON, VA 20190
PHONE: (703) 464-3000 FAX: (703) 715-8076
ALL DRAWINGS MUST BE RETURNED UPON REQUEST.

SEAL:

VIRGINIA CENTER
COMMONS

MODEL:

ORIGINAL ISSUE
DATE: 01/15/2021

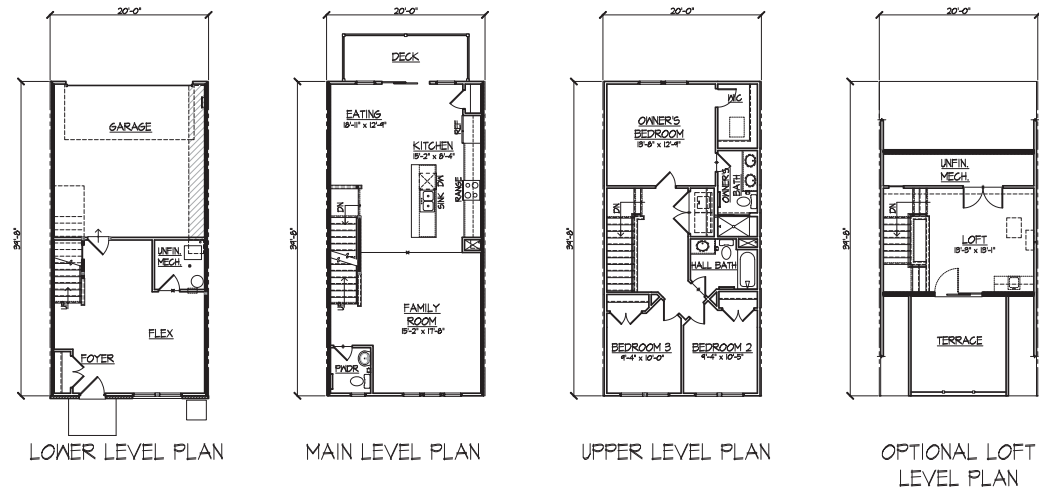
REVISION(S):

DRAWING DESCRIPTION:
SIDE & REAR ELEVATIONS

SHEET #

1.01

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VIRGINIA CENTER COMMONS

1/8" = 1'-0"

EXHIBIT B

PUP2021-00003

STANLEY MARTIN HOMES 11110 PLAZA AMERICA DRIVE, SUITE 100, RESTON, VA 20190 PHONE: (703) 484-5000 FAX: (703) 715-8016 <small>THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.</small>	
SEAL:	MODEL:
VIRGINIA CENTER COMMONS	
ORIGINAL ISSUE DATE: 01/15/2021	
REVISION(S):	
DRAWING DESCRIPTION:	
PLANS & FRONT ELEVATIONS	
SHEET #	
1.00	



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION
w/ OPTIONAL LOFT & FRONT TERRACE



TYPICAL BLOCK REAR ELEVATION

VIRGINIA CENTER COMMONS

$\frac{1}{8}" = 1'-0"$

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