

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



R. Joseph Emerson, Jr., AICP  
Director of Planning  
(804) 501-4602

March 15, 2022

KBJW

Attn: Mark Williams, P.E.  
1703 N. Parham Road, Suite 202  
Henrico, VA 23229

RE: POD2022-00097  
Virginia Center Commons Concept Plan  
(FBA-O)

Sir:

The Planning Department has completed its review of the above-referenced plans, received February 28, 2022, and has the following comments:

- 1) The foundation landscape area south of apartment buildings 1 and 2 should be retained as approved with POD2022-00414. It appears that building footprint has not been updated.
- 2) Evaluate different configuration west of Apartment Bldg 1 to eliminate view into back of townhome units as entering from Magnolia Ridge Drive. See mark-up for one suggested alternative.
- 3) See mixed-use core frontage standards in Table 3825 and Section 24-3827 as building concepts progress toward actual development, and for guidance of parking setbacks.
- 4) Will the BMP area north of the site be used for civic/open space? If so, what amenities or improvements are proposed.
- 5) Consider phasing implications resulting from disjointed ownership configuration.
- 6) See all other annotations for feedback in the attached.

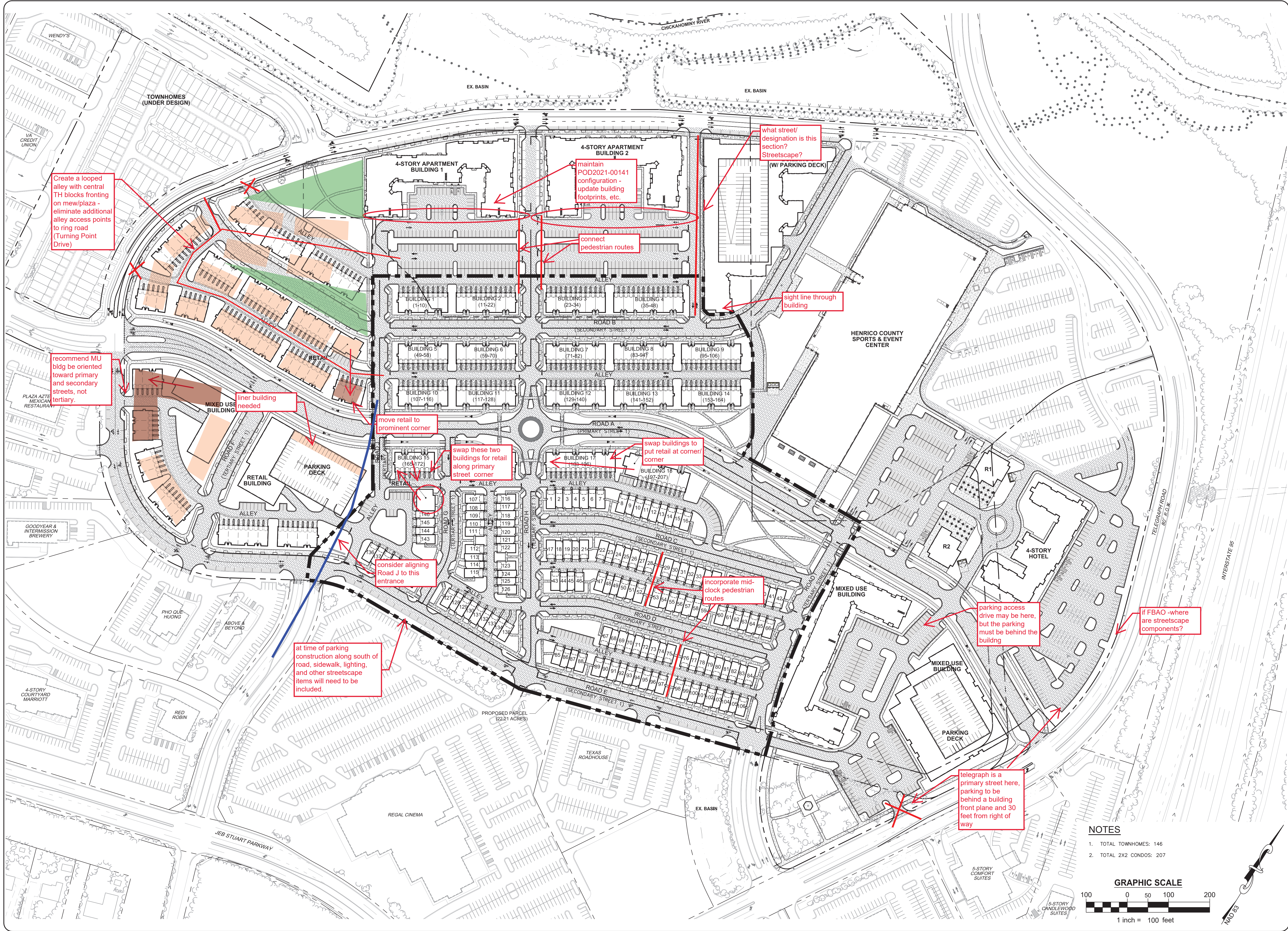
Staff has not received comments from other agencies at this time. A staff developer conference will be scheduled for 3/31/22 and information will be forthcoming.

Sincerely,

Aimee B. Crady, AICP  
County Planner

P.c. Brian McNeal

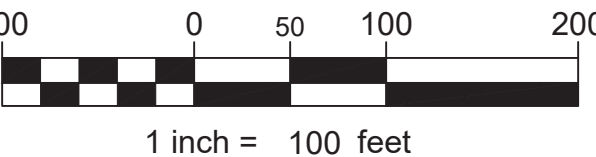




NOTES

1. TOTAL TOWNHOMES: 146
2. TOTAL 2X2 CONDOS: 207

GRAPHIC SCALE



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DRAFT

REVISIONS	DESCRIPTION
NO.	DATE

DESIGNED	MEW	DRAWN	NW	CHECKED	MEW
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**VIRGINIA CENTER COMMONS  
CONCEPTUAL PLANNING**  
FAIRFIELD MAGISTERIAL DISTRICT  
HENRICO COUNTY, VIRGINIA  
OVERALL LAYOUT

SCALE: 1" = 100'  
DATE: FEBRUARY 16, 2022  
PROJECT: 20160-002

**C1.1**