

HENRICO 2010 LAND USE PLAN AMENDMENT



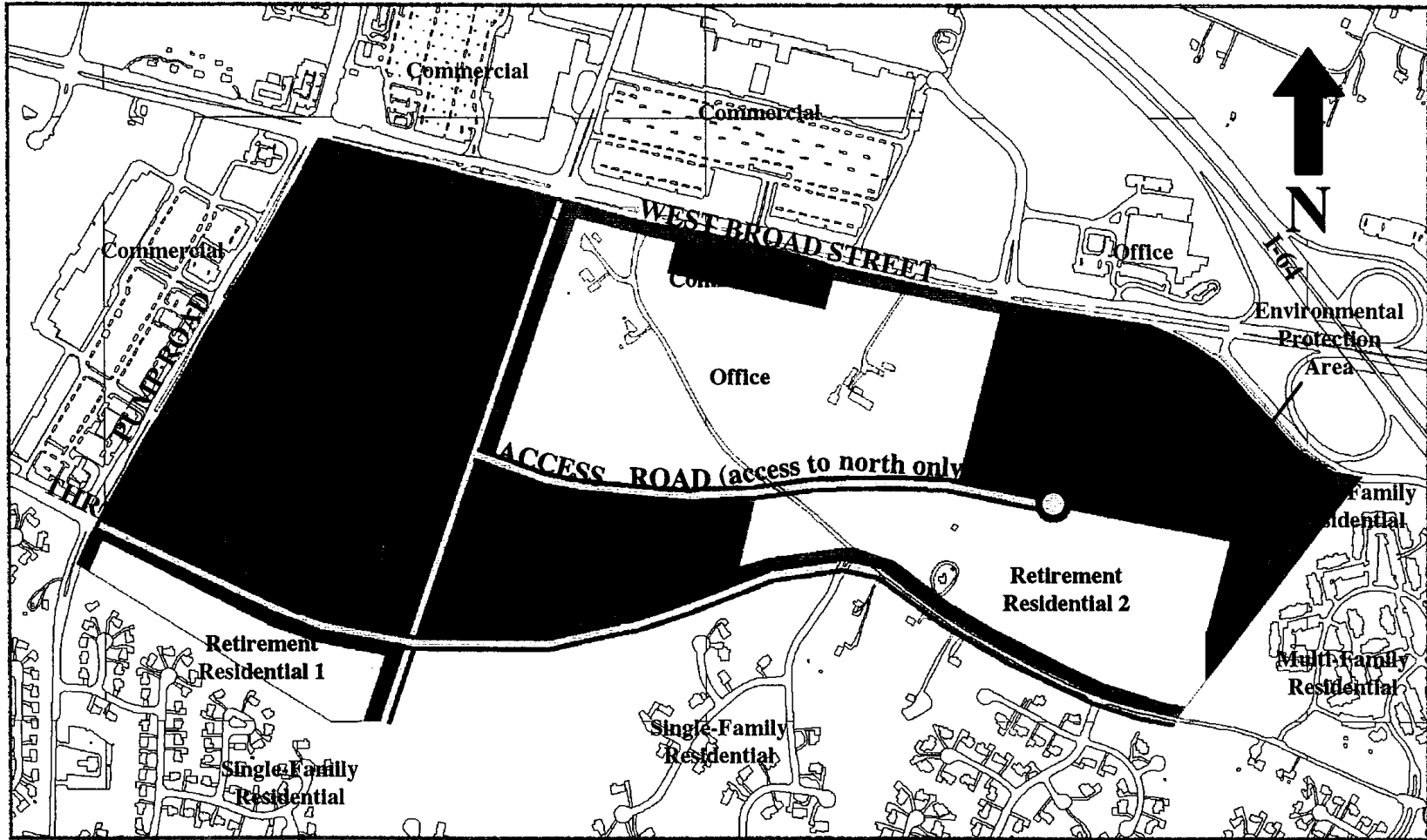
WEST BROAD STREET/I-64 LAND USE STUDY AMENDMENT INFORMATION

Adopted by the Board of Supervisors
February 13, 2001 (Items 2, 3, and 4)

This portion of the 2010 Land Use Plan presents the amendment to the Plan adopted relative to the West Broad Street/I-64 Land Use Study. This amendment was approved by the Board of Supervisors on February 13, 2001. The portions of the 2010 Plan affected are as follows:

1. Recommended Design and Land Uses – West Broad Street/I-64 Land Use Study Area.
2. Adopted Land Use Plan: Addendum to Sheet 1 – Land Use Plan Maps (pp. 17-30); (Approved by Board of Supervisors).
3. Henrico 2010 Land Development Guide – Map A (p. 33); (Approved by Board of Supervisors).
4. Far West Broad Street Corridor Special Strategy Area – Definitions and Strategies (p. 38); (Approved by Board of Supervisors).
5. Supplemental Information from West Broad Street/I-64 Land Use Study.
6. Index of Special Strategy Areas by Type – Far West Broad Street Corridor (p. 43).

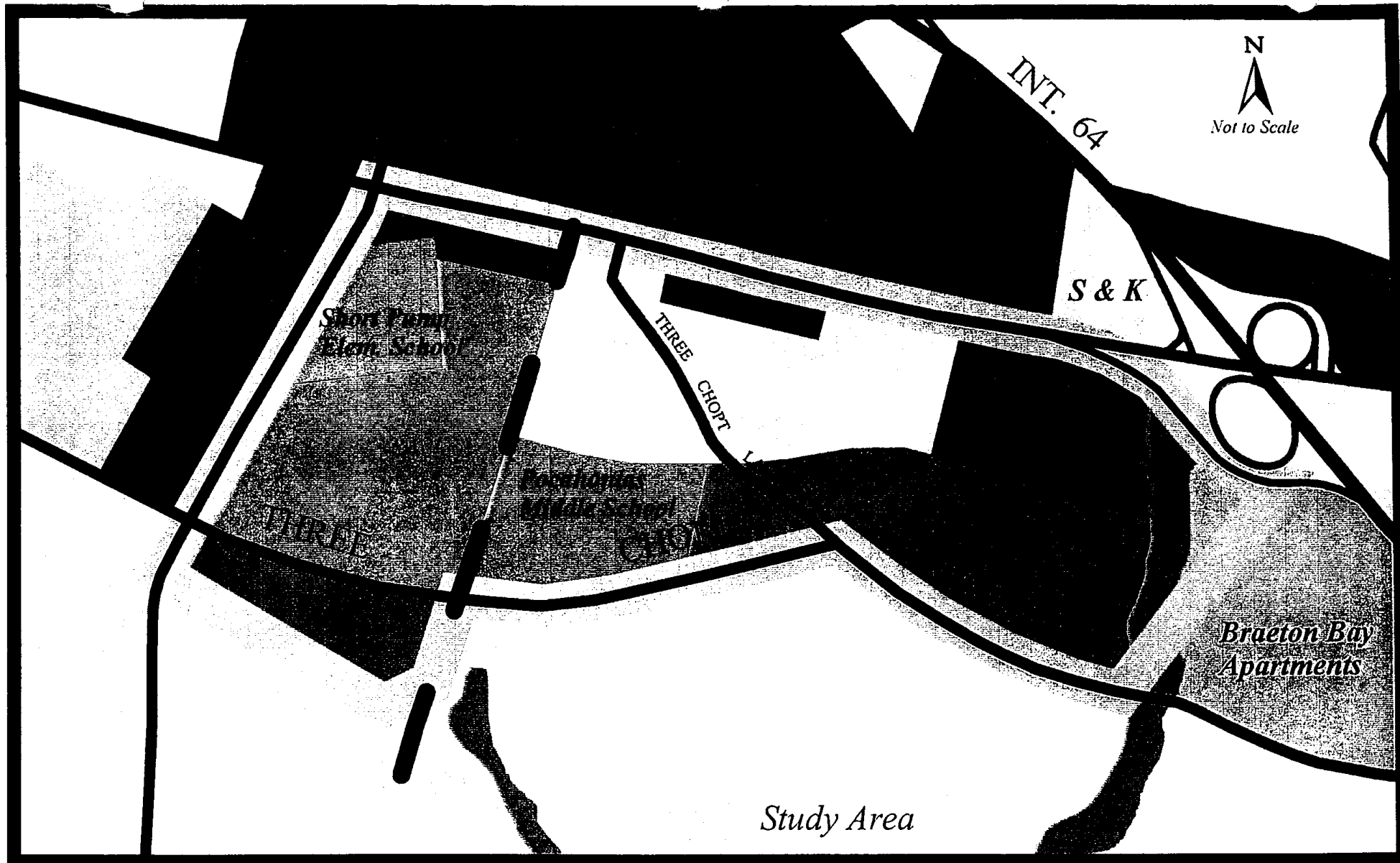
The numbers in parentheses are the corresponding page numbers for those sections in the 2010 Plan. The Recommended Land Use Plan map and Special Strategy Area text are contained on the following pages.



Recommended Land Use	Acres*	%
Commercial 1	9.2	3.6%
Commercial 2	4.4	1.7%
Hotel & Conference Center	27.9	11.0%
Office	60.0	23.6%
Environmental Protection Area	5.4	2.1%
Short Pump Park Expanded	53.1	20.8%
Pocahontas Middle School	25.3	9.9%
Short Pump Elementary School	14.7	5.8%
Retirement Residential 1	13.1	5.1%
Retirement Residential 2	36.8	14.4%
Multi-Family Residential	4.8	1.9%
TOTAL	254.7	100.0%

* approximate figures

West Broad Street/I-64 Land Use Study Recommended Design and Land Uses

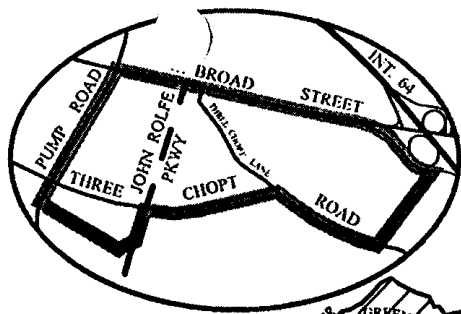


Prepared by the Henrico County Planning Office - 01/03/01

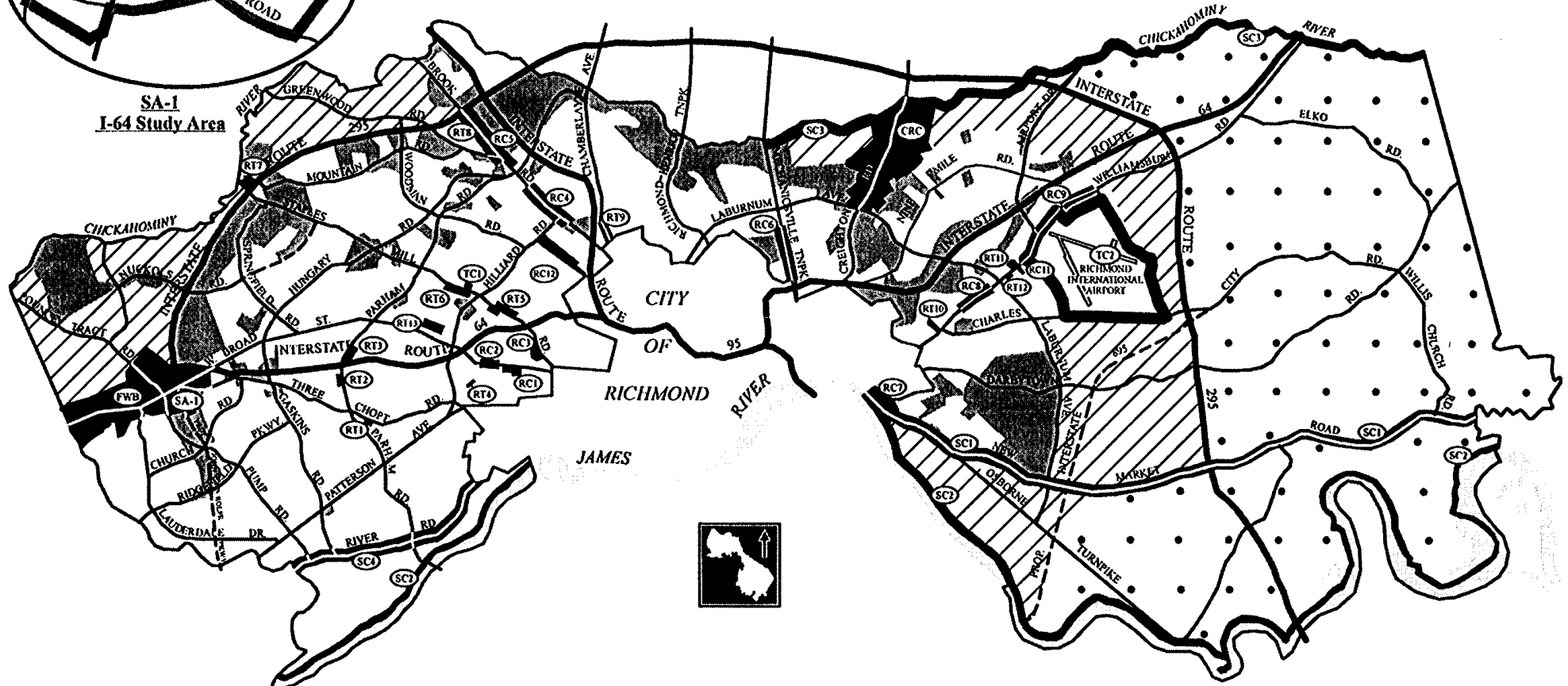
RESIDENTIAL		COMMERCIAL		ENVIRONMENTAL		OTHER	
	Rural Residential		Office		Environmental Protection Area		Government
	Suburban Residential 1		Commercial Concentration		Open Space / Recreation		Semi - Public
	Suburban Residential 2		Mixed Use Development				
	Urban Residential						
	Multi-Family Residential						

Approved by the
Henrico County Board of Supervisors
February 13, 2001.

Adopted Land Use Plan
West Broad Street / I-64
Land Use Study



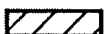



**SA-1
I-64 Study Area**










L E G E N D

PUBLIC FACILITIES and SERVICES PHASING PLAN

-  EXISTING AREA
-  DEVELOPING AREA
-  EXPANSION AREA
(Within Current or Projected Service Area)
-  OUTLYING AREA
(Requires New Pumping Stations)

SPECIAL STRATEGY AREAS
(See Index For Specific Areas)

-  RESIDENTIAL TRANSITION
-  REDEVELOPMENT CORRIDOR
-  TRANSPORTATION CENTER
-  SCENIC CORRIDOR
-  FAR W. BROAD STREET
-  SUB-AREA 1 (I-64 STUDY AREA)
-  CREIGHTON ROAD CORRIDOR

**HENRICO 2010
LAND DEVELOPMENT GUIDE**

**MAP A
County of Henrico
Virginia**

Prepared by the Henrico County Planning Office
January, 1996.
Last Revised February 13, 2001.

FAR WEST BROAD STREET CORRIDOR SPECIAL STRATEGY AREA

Sub-Area 1 (West Broad Street/I-64 Land Use Study Area) Definitions and Strategies

WEST BROAD STREET/I-64 LAND USE STUDY AREA – Mostly undeveloped sub-area within a rapidly growing area of the County (Short Pump) containing diverse land uses including commercial, residential, and school facilities. Sub-area is seen as being “ripe” for development. Development goals should encourage appropriate and high quality development that most effectively balances interests of property owners, residents, and surrounding development.

Strategies

1. Limit the intensity and amount of commercial development by offering a mixture of uses.
2. Encourage uses and design techniques that minimize traffic impact on neighborhoods, while maximizing the efficiency of traffic movement on adjacent collector and arterial roads.
3. Establish high quality design standards with future development in the Area.
4. Encourage uses and design techniques that minimize the impact on schools and other public facilities.
5. Provide adequate green space between and within developing sites.

SUPPLEMENTAL INFORMATION FAR WEST BROAD STREET CORRIDOR SPECIAL STRATEGY AREA

Sub-Area 1 (West Broad Street/I-64 Land Use Study Area)

WEST BROAD STREET/I-64 LAND USE STUDY - The purpose of this study was to compose the optimum land use plan for the study area that would most effectively balance the interests of property owners, residents, and surrounding development. The Recommended Design and Land Uses Plan was prepared by the Planning Staff and the Higgins/Gerstenmaier Associates consulting firm. The Planning Commission recommended approval of the Plan on June 15, 2000. The Board of Supervisors approved amendments to the existing 2010 Plan relating to this study on February 13, 2001.

The study area is bordered by West Broad Street to the north, Three Chopt Road to the south, the Braeton Bay Apartments to the east, and Pump Road to the west. The West Broad Street/I-64 Interchange is adjacent to the study area's northeast corner.

The study was undertaken because of the intense and rapid development on surrounding properties. This is a growing area of the County with diverse land uses including commercial, residential, and school facilities. In short, the study area is seen as being "ripe" for development, and the County wants to do all it can to encourage appropriate and high quality development.

The study area is approximately 255 acres in size and is mostly undeveloped. Commercial development is north and west of the site. Residential development is south and east. The Short Pump Elementary School and Park are along the western edge of the study area on Pump Road. The new Pocahontas Middle School is along the southern edge at the northeast corner of Three Chopt Road and John Rolfe Parkway. The study area is also part of the West Broad Street Overlay District.

The study process involved four Community Workshops (public meetings) held at Short Pump Elementary School during the Summer and Fall of 1999. These were attended mainly by residents of the community and property owners from within the study area. There were five (5) major issues which the participants asked that the study address. These issues have been adopted as Strategies for this Special Strategy Area (see previous page).

Individual meetings were also held with the landowners of property within the study area. The landowners' main focus seemed to be achieving the highest and best use of their property. They expressed their reasonable expectation to develop according to the previous designations on the 2010 Land Use Plan which had a significant amount of commercially-designated property. They also expressed their desire to increase the amount of commercially-designated property in the study area.

Staff and the consultant attempted to compose a land use plan that most effectively balanced the interests raised by all parties by recognizing the property values of West Broad Street frontage and the valued residential communities to the south. The West Broad Street frontage is now principally designated for Office use with supporting Commercial Concentration. This is consistent with the established development pattern on the south side of West Broad Street in this area of the County. The Recommended Design and Land Uses Plan further recommends that a hotel and conference center be developed because no such facility exists in the area. The main goal is to establish a transition in land use between commercial to the north and single-family residential to the south.

Other prominent features of the Recommended Design and Land Uses Plan include the following:

- An expansion of Short Pump Park onto property recently acquired by the County;
- Other than John Rolfe Parkway, no direct access between West Broad Street and Three Chopt Road;
- A relocation of the planned athletic fields and facilities for Pocahontas Middle School from John Rolfe Parkway to Three Chopt Road; and,
- The designation of Retirement Residential which could include senior living residences, assisted living facilities, or convalescent homes.

For information purposes, the following table has been included showing approximate acreage comparisons between land use designations for the study area on the previous 2010 Plan and the Recommended Design and Land Uses Plan:

<u>Land Use</u>	<u>2010 Plan (previous)</u>	<u>Recommended Plan</u>
Commercial	67.5	41.5
Office	114.3	60.0
Suburban Residential 2	13.1	0.0
Urban Residential	24.8	0.0
Multi-Family Residential	4.8	4.8
Retirement Residential	0.0	49.9
Government (Schools)	14.7	40.0
Open Space/EPA	15.5	58.5
TOTAL	254.7	254.7

INDEX OF SPECIAL STRATEGY AREAS BY TYPE

The following text is added to the Index of Special Strategy Areas by Type under the Far West Broad Street Corridor entry:

FAR W. BROAD STREET CORRIDOR	AREA DESCRIPTION	RATIONALE
<p style="text-align: center;">FWB Sub-Area 1 (West Broad Street/I-64 Study Area)</p>	<p>South side of W. Broad Street and north side of Three Chopt Road, between I-64 and Pump Road.</p> <p>District: Three Chopt. Maps: 46 and 47. Zoning: A-1, O-1, B-3 and B-3C. 2010 LUP Designation: CC, OF, MF, UR, GV, OS/R, EPA.</p>	<p>Growing area of County with diverse land uses including commercial, residential, and school facilities. Appropriate and high quality development to be encouraged.</p>