

Quad-style condos planned for Lucks Lane in Chesterfield

J. Elias O'Neal April 26, 2019 0

[f | 11](#)
[t | 0](#)
[in | 3](#)
[Print | 11](#)

ORDER A
CUSTOM PLAQUE
OF THIS ARTICLE





A layout of The Grove at Lucks Lane (*Renderings courtesy HG Design Studio*)

A local homebuilder bullish on the 55-and-up market is preparing to break ground on its latest senior living community in Chesterfield County.

Henrico-based Cornerstone Homes filed plans last week with Chesterfield's Planning Department to develop a 62-unit, age-restricted condo development on about 20 acres at 11700 Lucks Lane.

Called The Grove at Lucks Lane, plans call for about 15 quad-style buildings housing four condominium units, according to a site plan submitted with the county. A lone duplex with two condos also is planned, along with nature trails, a pavilion and garden area.

Cornerstone Homes is the sister company to The Crescent Group, a local real estate development firm that will serve as The Grove's developer. Cornerstone, which specializes in 55-and-up communities, is the lone builder that will erect houses within The Grove.



The Abbey house model at The Grove.

Mitchell Bode, Crescent Group vice president, said the company is under contract to purchase three parcels that make up the property for the future development at 11620, 11700 and 11720 Lucks Lane for an undisclosed amount.

The properties most recently were assessed by the county for a combined \$1.5 million, according to real estate records.

The county's planning department is reviewing the project.

Pending county approval, Bode said the firm hopes to break ground on The Grove this summer, with its first homebuyers moving into their condos by mid-2020.

Richmond-based HG Design Studio completed the site design and conceptual plans for the project, while AES Consulting Engineers will handle The Grove's civil engineering and survey work.

Bode said The Grove will have a similar look and layout as its 82-unit [Villas at Ashlake development](#) in the Woodlake section of the county.

Previous plans changed

The Grove project is a scaled-down version of what was proposed for the Luck Lane site a couple of years ago.

Bode said another developer had placed the properties under contract to construct a 190-unit senior living complex that included assisted and independent living complexes, and 24 units in quadlike buildings.

That deal never materialized, allowing Cornerstone to place the land under contract in December 2017.

The firm received approval from the Chesterfield County Board of Supervisors in December 2018 for a rezoning condition limiting the number of units on the site to 62. Other conditions approved for the development call for each unit to be a minimum of 1,500 square feet, and that Cornerstone pay about \$3,000 per unit in proffers to address the development's impact on the surrounding roads.

Cornerstone remains active in Chesterfield County, with age-restricted projects that include the [Villas at Magnolia Lakes](#) and The Cove at Magnolia Lake, a 67-home development that's under construction.



The Grove will have a similar look as the Villas at Ashlake development. Above, a sample Villas at Ashlake home. *(BizSense file photo)*

Up in Hanover County, the firm broke ground last fall on Chickahominy Falls, a 180-acre, 400-home development along Cedar Lane. It also is active in Fredericksburg, where it is constructing a 124-home project dubbed Barley Woods.

To the east, Cornerstone is making its first push into Hampton Roads with its Woods of Kings Creek development in York County. That 213-home project is set to rise at the end of Tranquility Drive near the King's Creek Plantation Resort and Water Country U.S.A.

Construction on the Woods of Kings Creek is slated to begin this summer, Bode said.

 POSTED IN » [News](#), [Residential Real Estate](#), [Top News](#)

ABOUT THE AUTHOR: J. ELIAS O'NEAL



J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants and other beats. He can be reached at jelias@richmondbizsense.com and (804) 554-6545.

Editor's Picks