This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.

I. PUBLIC HEARINGS:

Planning Commission: July 10, 2014 Recommended for Approval
Board of Supervisors: August 12, 2014 Pending

II. IDENTIFICATION AND LOCAIONAL INFORMATION:

Requested Zoning: RTHC Residential Townhouse District (Conditional)
Existing Zoning: R-4 One-Family Residence District, R-5 General Residence District and O/SC Office/Service (Conditional)
Total Acreage: 5.689 acres
Proposed Use: Townhouse development of up to 49 units
Location: Located on the southwest line of E. Parham Road at its intersection with Villa Park Drive
Magisterial District: Fairfield
2026 Comprehensive Plan Recommendation: Office and Office/Service
Parcel Nos.: 782-757-2904, 782-756-3992, -4880, -6562, -6951, -9451, -6636, -4861 and part of parcel 782-757-3717
Zoning of Surrounding Properties: North: O-1C, O-2C Office District (Conditional) and R-4 One Family Residence District
South: Office/Service District (Conditional)
East: B-3C, Business District (Conditional)
West: R-5, General Residence District
III. SUMMARY OF STAFF REPORT:

This request is to rezone 5.689 acres from R-4 One-Family Residence District, R-5 General Residence District and O/SC Office/Service District (Conditional) to RTHC Residential Townhouse District (Conditional) to permit the construction of not more than 49 townhouses, an equivalent density of 8.61 units per acre. The site is located on the southwest line of E. Parham Road, adjacent to the Stonewall Manor condominium complex. The site is designated for Office and Office/Service on the 2026 Comprehensive Plan.

This request is not entirely consistent with the recommendations of the 2026 Comprehensive Plan but adjacent residential uses indicate residential development could be compatible. The requested use could be an appropriate deviation from the Comprehensive Plan for the subject property, and the submitted proffers generally provide for a high level of quality for the proposed development.

The Planning Commission recommended approval of this request at their July 10, 2014 meeting. At this meeting, the Commission also requested the applicant address concerns regarding certain design features, as noted in Section IV of this report. Subsequent to the Planning Commission public hearing, the applicant submitted revised proffers that address the Planning Commission’s recommendations. Staff supports this request with the revisions provided by the applicant.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site consists of eight properties and a portion of a ninth parcel that are part of the former Garden City (west) subdivision recorded in 1924. The 5.689 acres have remained undeveloped and contain a mix of deciduous and coniferous trees.

While the Villa Park area is identifiable as a commercial office center, the immediate area around the subject site is a mixture of uses. The Stonewall Manor condominium complex abuts the property to the west. Across E. Parham Road to the north and east are several small offices, interspersed among undeveloped parcels. To the east and south are two (2) branch bank locations. Zoning is also mixed, with R-5 General Residence District to the west, a mix of O-1C and O-2C Office District (Conditional) and R-4 One-Family Residence District to the north and east and B-3C Business District (Conditional) and O/SC Office/Service District (Conditional) to the east and south.

The 2026 Comprehensive Plan recommends all but the southernmost portion of the site for Office; the remaining sliver is designated Office/Service. The designation reflects the need to provide a transition from the Aspen Station apartments and Stonewall Manor condominiums to the commercial office center of Villa Park. The Office designation can accommodate a variety of office types and related uses at varying intensities. The Office/Service area to the south is indicative of a more distinct and planned environment that includes a combination of office, service and warehouse uses. Any deviation of the Plan should be with much deliberation and careful planning as these areas are strong factors in the local and regional economy and offer a wide range of employment opportunities to Henrico residents.

The request is to develop a maximum of 49 townhouse units on 5.689 acres, which is an equivalent density of 8.61 units per acre. The RTH District allows a maximum density of nine (9) units per acre. The applicant has submitted a conceptual plan (Exhibit A) and elevations (Exhibit B.) Per the concept plan, access would be limited to one entrance from Darracott Road and there will be no direct access to E. Parham Road (Proffer #13).
Additional proffers (dated July 24, 2014) include:

**Home Features and Materials:**
- Minimum finished floor area of 1,350 square feet per unit;
- Exterior materials limited to brick, stone, dryvit, vinyl siding and/or cementitious siding – used as follows:
  - At least 50% of the front elevations will include materials such as brick or stone;
- 30-year roofing materials;
- Dwelling units would be limited to 2 stories in height.

**Landscaping, Fencing and Other:**
- Sodded and irrigated front and side yards;
- A 20 foot buffer along E. Parham Road and Villa Park Drive, planted to a Transitional Buffer 25 standard;
- Stockade fencing would be prohibited;
- Construction on Sundays would be prohibited; no construction vehicles shall park on Darracott Road during construction and;
- The location and illustration of an entrance feature have been proffered.

The applicant has also submitted proffers addressing such items as underground utilities, finishing of exterior portions of foundations, parking lot lighting standards, and the creation of a Homeowner's Association and restrictive covenants. Following the Planning Commission public hearing on July 10, 2014, the applicant submitted side and rear elevations and proffers to address building articulation and fenestration. In addition, the applicant entered into an agreement with the Stonewall Manor Unit Owners' Association so owners of the proposed townhouse development (StoneRidge) will have the right to use the Stonewall Manor pool facility, providing a recreational opportunity for the residents.

As mentioned, the property is part of the former Garden City (west) subdivision (See Exhibit 1.) When recorded in 1924, there were several streets (Bridgeport, North Concord and Dover Avenues) platted as part of the subdivision. To address the status of the roads, the applicant has provided documentation addressing title issues and recorded them with the County Clerk's Office.

While the proposed use is not consistent with the Plan's recommendation of Office and Office/Service, adjacent residential uses indicate residential development could be compatible. The requested use could be an appropriate deviation from the Comprehensive Plan for the subject property as the submitted proffers assist in mitigating potential impacts and provide assurances of quality development not otherwise possible under the current zoning classification. Staff supports this request.

At their July 10, 2014 public hearing, the Planning Commission recommended approval of this request.

**V. COMPREHENSIVE PLAN ANALYSIS:**

**2026 Comprehensive Plan Recommendation:**
The 2026 Comprehensive Plan recommends Office and Office/Service for the subject property. This request is not entirely consistent with this designation, but could be appropriate given the adjacent development pattern and recent development trends in the area.
Vision, Goals, Objectives and Policies:
The request to rezone to Residential Townhouse District is most consistent with the following Goals, Objectives and Policies of the 2026 Comprehensive Plan:

- Land Use and Community Character Goal 2: The county will have an appropriate amount of land designated to accommodate a variety of uses that support forecasted growth.
- Land Use and Community Character Goal 3: The county will have a diverse and balanced mix of land uses promoting fiscal health.
- Economic Objective 1: Encourage balanced growth that maintains a ratio of non-residential and residential land uses that supports a tax base ratio of at least sixty-five percent (65%) residential to thirty-five (35%) commercial.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:
The following shows the approximate trip generation for the proposed development:

- Total Trips: 346 vehicles per weekday
  - AM Peak: 5 entering, 24 exiting
  - PM Peak: 22 entering, 11 exiting

Parham Road is a Major Arterial on the County's Major Thoroughfare Plan and is currently carrying approximately 30,000 vehicles per day. The adjacent roadway network can accommodate the additional traffic volumes.

Per Public Works policy, a standard four (4) foot sidewalk with two (2) foot utility strip is required along Parham Road. The addition of a right turn lane on Parham Road will aid in the movement of traffic at its intersection with Villa Park Drive. A right turn lane on Villa Park Drive is required at its intersection with Darracott Road, which will need to be widened to a 36-foot section and have curb, gutter and associated storm sewer installed with a 50-foot right-of-way. The parcel’s access must intersect Darracott Road at a 90-degree angle. Right-of-way must be dedicated to make the improvements on Parham and Darracott Roads and Villa Park Drive.

Drainage:
All proposed improvements must comply with all applicable Department of Public Works plan of development requirements. The site is located within a 50/10 detention area and must comply with applicable regulations. It is also located in a Watershed Enhancement Area (North Run – Lower) and must comply with applicable water quality requirements. Based on GIS, waters of the U.S. and/or hydric soils are present (indicating possible wetlands); Corps of Engineers and Department of Environmental Quality permits may be required.

Starting on July 1, 2014, the Department of Public Works Engineering and Environmental Services Division will be operating under the Virginia Stormwater Management Program (VSMP). The VSMP will change the stormwater management design criterion that is presently implemented by the Department. Any project that has not obtained a Construction General Permit by June 30, 2014 will be subject to the new Stormwater Management design criteria.

Public Utilities:
County water and sewer are located in easements on the adjacent parcel to the west, known as Stonewall Manor. Currently, there are three easements recorded on the Stonewall Manor parcel to allow the extension of utilities to serve the proposed townhouse development. Water is also located in Parham Road and Villa Park Drive.
The proposed use will produce flows that will exceed the projected flows based on the 2026 Land Use Plan. Therefore, an analysis of the downstream sewer system may be required to determine if up-grades to the sewer are needed. The developer will be required to make any needed improvements.

**Department of Community Revitalization:**
No comments

**Schools:**
The residential townhomes will be in the Holladay Elementary, Brookland Middle and Hermitage High School attendance zones.

<table>
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<th>School Level</th>
<th>School Name</th>
<th>Membership</th>
<th>Functional Capacity</th>
<th>Student Yield*</th>
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<td>568</td>
<td>528</td>
<td>5</td>
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<td>1,976</td>
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Based on September 30, 2013, membership and capacity figures shown above, the middle and high schools could currently accommodate students from this development but the elementary school is already over capacity and projections for 2014-2015 indicate that Holladay will continue to be over capacity. With additional growth in the area, redistricting may be needed.

**Division of Fire:**
All proposed gates for vehicular access must be approved by the Fire Marshal prior to installation.
A single point of access is proposed. A wider travel lane for the development is recommended for the access of equipment during an emergency and subsequent egress of occupants should there be injuries or evacuation needs.

**Division of Police:**
The applicant is encouraged to contact and work with the Community Services Unit within the Henrico Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a Plan of Development is drafted to be submitted for review.

**Recreation and Parks:**
No park or recreation facilities, historical or archeological impacts.

**Libraries:**
This request falls in the service area of the North Park Branch Library. The 15,000 square feet facility will be able to handle this request and will be able to meet the increased service demands.

**Topography and Land Characteristics Adaptability:**
There are no known topographic reasons why the property could not be developed as proposed.
Pursuant to Section 24-121 (a) of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Andrew M. Condlin  
7/24/14

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

July 24, 2014

1. **Concept Plan.** The layout of the development shall be substantially similar in nature to that concept plan prepared by Draper Aden, dated July 2, 2014, entitled “Concept Plan, Stone Ridge” and attached hereto as Exhibit A (see case file). No more than forty-nine (49) dwelling units will be developed on the Property.

2. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and utility connections. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon. No construction vehicles (commercial or individual) shall park on Darracott Road during any construction on the Property.

3. **Minimum Finished Floor Area.** The minimum finished floor area for any dwelling unit shall be one thousand three hundred and fifty (1,350) square feet.

4. **Sound Suppression Measures.** Walls between dwelling units shall be constructed with a minimum certified sound transmission class (STC) of fifty-four (54). A cross section detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the STC, shall be included in the building permit application.

5. **Architecture.** The architecture of the buildings shall substantially conform to those illustrated in the attached Exhibit B, dated July 22, 2014 (see case file), unless otherwise
approved by the Director of Planning. To minimize visual repetition of buildings, no two adjacent buildings shall have the same identical individual elevation sequence pattern across the front of the building. All dwelling units shall have a front porch or stoop as generally shown on Exhibit B (see case file) and will be limited to 2 stories in height. The side of each end unit shall include at least two (2) windows and the rear of each unit shall include at least two (2) windows on each floor. The side and rear elevations shall include such architectural features as may provide necessary articulation and design elements different from other side and rear elevations for each building, such as varying colors of exterior material, varying window designs, and varying doorways. The roof on the rear of each building shall include varying features to provide articulation, such as dormers, and as may otherwise be approved by the Director of Planning.

6. **Building Materials.** All buildings shall have exposed exterior walls (above grade) of brick, stone, dryvit, vinyl siding, and/or cementitious siding (such as Hardiplank or an equivalent), or a combination of the foregoing unless different architectural treatment or materials are specifically approved with respect to the exposed portion of any wall at the time of plan of development review. Fiberboard shall not be used as an exterior wall material. At least 50% of the front elevation of a multi-unit building will include brick or stone. Roofing material shall have a minimum thirty (30) year life and associated warranty. Vinyl siding shall have long-lasting strength, resilience and resistance to everyday wear and tear, with a minimum thickness of 0.044”.

7. **Foundations.** The exposed exterior portions of all foundations below the first floor level shall be finished with brick, stone or cultured stone. On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches of brick, stone or cultured stone visible above grade. For reasons associated with required site grading, the requirements of this proffer may be modified or waived by the Director of Planning for individual side or rear facades.

8. **Foundation Planting.** Each townhome shall have a minimum of four (4) shrubs planted along the front foundation.

9. **Landscaping.** There shall be at least one (1) tree with a minimum caliper of two and a half (2 ½) inches at the time of planting, retained or planted in the side yard of each building. Landscape plans shall be subject to Planning Commission approval. Once approved, minor alterations to the plan may be approved by the Director of Planning.

10. **Irrigation.** Front and side yards shall be sodded and irrigated.
11. **Chimneys.** The exposed portions of all fireplace chimneys shall be of brick, stone, cultured stone, or siding similar to the exterior treatment of the building. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. This proffer shall not apply to direct-vent gas fireplaces or appliances.

12. **Exterior Lighting.** Each townhome shall have exterior wall or pole mounted lights or both at each entrance. Parking lot lighting shall be of a decorative, residential style and scale and not direct embedded. Common area lights, if any, shall not exceed fifteen (15) feet in height.

13. **Driveways.** There shall be no individual unit driveways that directly access Parham Road or Darracott Road. Where driveways exist, all shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning.

14. **Trash.** There shall be no central trash receptacles.

15. **Curb and Gutter.** Standard six (6) inch curb and gutter, meeting Henrico County requirements, shall be provided within the development, unless otherwise approved by the Director of Public Works.

16. **Roads.** Prior to the issuance of any Certificate of Occupancy, the applicant shall provide the Planning Department with certification from a licensed engineer that the roadways within the project were constructed according to the approved subdivision plan, and in compliance with Henrico County road design standards and specifications (except as to pavement width and turning radii), to include proper compaction of the sub-base soils, utility trenches, base stone, and asphalt surface. The internal roadways shall be private and shall be maintained by a homeowners’ association. No internal roadway shall connect to Parham Road.

17. **Underground Utilities.** All proposed new utilities except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines, shall be placed underground, unless technical or environmental reasons require otherwise.

18. **BMPs.** Should any BMP be required, the BMP shall be landscaped as approved by the Planning Commission at the time of plan of development review and shall be maintained by the homeowners’ association of the Property. Any wet BMP shall be aerated and landscaped as an amenity.
19. **Restrictive Covenants.** Prior to or concurrent with the recordation of the first subdivision plat approved by the County, a document shall be recorded in the Clerk’s Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of the property.

20. **Association.** There shall be a homeowners’ association, the members of which shall be the owners of the townhomes. The homeowners’ association shall be responsible for the enforcement of the restrictive covenants, including by not limited to, the maintenance of common areas and a BMP.

21. **Buffers.** A minimum twenty (20) feet wide buffer shall be provided along Parham Road and Villa Park Drive as shown on the Concept Plan (Exhibit A) and shall be planted to a quantity to meet at a minimum the Transitional Buffer 25 standard through one or more of a combination of the preservation of existing vegetation, supplemental planting, or berms. Any new drainage or utility easements passing through the buffer shall do so in a generally perpendicular manner. A ten (10) foot planting strip along Stonewall Manor shall be provided and planted as generally shown on the Concept Plan (Exhibit A).

22. **Fencing.** No stockade fencing shall be permitted on the Property.

23. **Entrance Feature.** At a minimum, a landscaped entrance feature shall be located at the entrance for the development off Darracott Road as shown on the Concept Plan (Exhibit A). The entrance feature will include the planting strips as shown on Concept Plan (Exhibit A) and the actual sign shall be constructed and landscaped substantially similar to the rendering attached as Exhibit C (see case file). The entrance feature sign shall not exceed six (6) feet in height and shall not be internally illuminated.

24. **Sidewalks.** A continuous sidewalk a minimum of four (4) feet in width shall be provided in front of all townhome buildings and connect to the recreational area as shown in the Concept Plan (Exhibit A).

25. **Recreational Areas.** A recreational gathering area shall be built on the Property in the area generally shown on the Concept Plan (Exhibit A). Such recreational area shall include the following improvements: benches, tables, gazebo (minimum of 12’ x 12’), landscaping and other passive or active amenities to facilitate community activities as shown on the Concept Plan (Exhibit A) and substantially similar to the examples and renderings on the attached Exhibit D (see case file), unless otherwise approved by the County at the time of Plan of Development review. The median island within the parking lot shown on the Concept Plan (Exhibit A) shall be landscaped as approved by the
Planning Commission at the time of Plan of Development review. The Applicant shall enter into an agreement with the Stonewall Manor Unit Owners' Association, Inc. wherein the StoneRidge owners will have the right to use the Stonewall Manor pool facility.

26. **Sidewalks and Utility Strips.** Sidewalks shall be constructed to Henrico County standards within the Parham Road right-of-way adjoining the Property a minimum of 4 feet in width and a minimum of a 2 foot wide utility strip shall be provided along the Parham Road right-of-way, all as substantially shown on the Concept Plan (Exhibit A).

27. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers of the unaffected part of any such proffer.
Exhibit A

Concept Plan
Stone Ridge
49 Townhouse Units
Zoning: RTH
Area: 5.7 Ac.
7-2-14