

February 2004

ZONING

TOWNHOUSES for SALE

Ref. 767-752-5942

C-19C-04

Brookland District



Ⓜ AB



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 15, 2004

Verizon Virginia, Inc.
C&P Telephone F/K/A
3011 Hungary Spring Road
Richmond, VA 23228

Re: Conditional Rezoning Case C-19C-04

Dear Sir:

The Board of Supervisors at its meeting on June 8, 2004, granted your request to conditionally rezone property from O-3 Office District and R-2A One Family Residence District to RTHC Residential Townhouse District (Conditional), and R-2AC One Family Residence District (Conditional), Parcels 767-752-5942, 767-752-7623, 767-751-5291, 767-752-3012, 767-751-0480 and on part of Parcel 766-752-5952, described as follows:

Parcel A

Commencing at a point on the north line of Wistar Road, said point being the intersection of the east line of Schrader Lane and the north line of Wistar Road, thence along the north line of Wistar Road in a easterly direction for a distance of 413'± to the point of beginning; thence leaving the north line of Wistar Road N62°40'04"W for a distance of 372.42' to a point; thence N27°23'47"E for a distance of 997.87' to a point; thence S62°37'08"E for a distance of 621.62' to a point; thence S61°20'17"E for a distance of 318.50' to a point; thence S39°43'56"W for a distance of 181.38' to a point; thence N50°16'04"W for a distance of 25' to a point; thence S39°43'56"W for a distance of 323'± to the centerline of a creek; thence along the centerline of a creek as it meanders in a southeasterly direction for a distance of 168'± to a point; thence leaving centerline of the creek S10°18'02"E for a distance of 119'± to a point on the north line of Wistar Road; thence along the north line of Wistar Road S84°57'02"W for a distance of 402.63' to a point; thence along a curve to the left having a radius of 1457.40' and an arc length of 170.85', being subtended by a chord of S81°35'32"W for a distance of 170.75' to a point; thence S84°53'42"W for a distance of 157.09' to a point; thence S41°25'18"W for a distance of 13.89' to the point of beginning; containing 18.2 acres more or less.

Parcel B

Commencing at a point on the north line of Wistar Road, said point being the intersection of the east line of Schrader Lane and the north line of Wistar Road, thence along the north

line of Wistar Road in a easterly direction for a distance of 1157'± to a point; thence leaving the north line of Wistar Road N10°18'02"E for a distance of 119'± to a point at the centerline of a creek; thence along said creek in a westerly direction for a distance of 168'± to the "point of beginning;" thence leaving the said creek N39°43'56"E for a distance of 323'± to a point; thence S50°16'04"E for a distance of 25' to a point; thence S39°43'56"W for a distance of 334'± to a point at the centerline of a creek; thence along the centerline of the said creek in a westerly direction for a distance of 25.5' more or less to the "point of beginning;" containing 0.2 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated May 6, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Maximum Number of Units** – The number of dwellings to be constructed on-site shall not exceed ninety (90) units. The minimum square footage of finished floor area shall be 1,500 square feet per unit.
2. **Conceptual Plan** – The site shall be developed in substantial conformance with the Conceptual Plan "Exhibit A" by Foster & Miller, P.C. dated April 5, 2004 (see case file) with revisions as approved during POD review by the Planning Commission. There shall be no more than five (5) units in a row within the entire development.
3. **Architectural Design** – The townhouses shall be built in substantial conformance to Exhibit B developed by Ryan Homes (see case file) or as approved by the Planning Commission at the time of POD approval. A minimum of forty (40) percent of the units shall have front porches.
4. **Exterior Materials** – The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be brick and vinyl siding excluding windows, doors, breezeways, and other architectural design features. The visible portions of exterior building foundations shall be constructed of brick. A minimum of 50% of the total front façade space (i.e. in the aggregate for the entire project) shall be brick or stone. Any single attached row of units shall have front façade space of at least 40% brick or stone. Any end facing a parking area or public or private road of each principal building, constructed on the Property shall be brick. The side of any end unit facing the parking area or any public or private road or facing the Wistar Farms and Tucson Heights Subdivisions shall have one bay window (non-cantilevered if no basement), two regular windows, or other architectural feature to break up the visual mass.
5. **Buffer and Landscaped Berm** – There shall be twenty-five (25) foot buffers adjacent to the property lines as shown on the Conceptual Plan Exhibit A (see case

- file). The buffers will either be landscaped or bermed and planted with the trees and shrubs as required in the Henrico County Zoning Ordinance for a minimum of a transitional buffer twenty-five (25) as approved at the time of POD review. There shall be no BMP's within the twenty-five foot (25) buffer areas.
6. **Fences** – There shall be a decorative metal fence with brick columns along Wistar Road, a seven (7) foot white vinyl privacy fence adjacent to the Wistar Farms and Tucson Heights Subdivisions and a black or green six (6) foot chain link fence adjacent to the Verizon parking lot as indicated on the Conceptual Plan unless otherwise approved during POD review.
 7. **Roads** – All roads to be constructed in the development shall be privately maintained but shall be constructed in accordance with the County of Henrico's Public Road Standards and Specifications with respect to pavement design. The main access road shall be at least thirty (30) feet in width as shown on the Conceptual Plan.
 8. **Underground Utilities** – Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
 9. **Mechanical Equipment** – Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development review.
 10. **Lighting** – Parking lot lighting shall be provided for the townhouses and produced from concealed sources. Parking lot lighting standards shall not exceed fifteen (15) feet in height and shall be positioned in such a manner as to minimize the impact of such lighting offsite. Parking lot lighting shall be directed away from the residential neighborhoods.
 11. **Detached Signage**. Any detached signs on the Property shall be ground mounted, monolithic-type signs. Such signs shall not exceed six (6) feet in height as measured from the grade of the base of the sign and shall be externally lit employing ground-mounted floodlight or spotlight-type fixtures directed toward such signs and away from public rights-of-way.
 12. **Sound Suppression** – Walls between units shall have a minimum sound transmission coefficient rating of 54.
 13. **Ownership** – The townhouses shall be marketed as owner-occupied.
 14. **Sidewalks** – Sidewalks shall be provided adjacent to all parking areas and connecting adjacent buildings and shall be constructed to the County of Henrico's

Standards and Specifications for sidewalks. These sidewalks shall not be part of an individual lot.

15. **Restrictive Covenants/Homeowners Association** – Prior to or concurrent with the conveyance of any part of the Property covered on the Plan of Development approved by the County, restrictive covenants describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, commons areas, roads, and unit exteriors. The covenants shall also include development standards of the community including brick and vinyl siding and sodded front yards. Parking of recreational vehicles, boats and campers shall be prohibited in the development.
16. **Severance** – The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity of enforceability of the other proffers or the unaffected part of any such proffer.
17. **Deeded Property**. The twenty-five (25) strip of property adjacent to GPIN 767-752-8901 (7207 Topsham Road) shall be deeded to the property owner and zoned R-2AC. There shall be no proffers attached to this parcel of land.
18. **Entrance Feature**. The entrance feature shall contain masonry columns with decorative fencing and a ground mounted monument style sign with landscaping as approved during POD review.
19. **Trash Pickup**. There shall be no trash pickup between the hours of 9:00 p.m. and 7:00 a.m. any day of the week.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



for Virgil R. Hazelett, P.E.
County Manager

pc: Mr. Henry L. Wilton
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal – Director, Research and Planning



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 15, 2004

Mr. Eugene A. Peay, III
4615 Lakefield Mews Place
Apartment G
Richmond, VA 23231

RE: Rezoning Case C-23-04

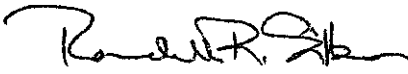
Dear Mr. Peay:

The Board of Supervisors at its meeting on June 8, 2004, granted your request to rezone property from B-1 Business District to R-3 One Family Residence District, Parcel 802-694-8618, described as follows:

Beginning at a point on the east line of Osborne Turnpike, said point being 121.78'+/- north of its intersection with Tree Ridge Road, a point described as "Old Rod" on the plat prepared by Steven B. Kent & Associates, P.C. of property described as "property situated on the eastern line of Osborne Turnpike and north of Tree Ridge Road Henrico County, Virginia"; prepared on October 9, 2001 (point and place of beginning); from point and place of beginning, thence N1°54'14"W, 257.56' to a point; leaving the east line of Osborne Turnpike N77°35'30"E, 237.83' to a point; thence S2°24'50"E, 277.68' to a point; thence S82°30'43"W, 239.15' to the point and place of beginning, containing 1.451 acres.

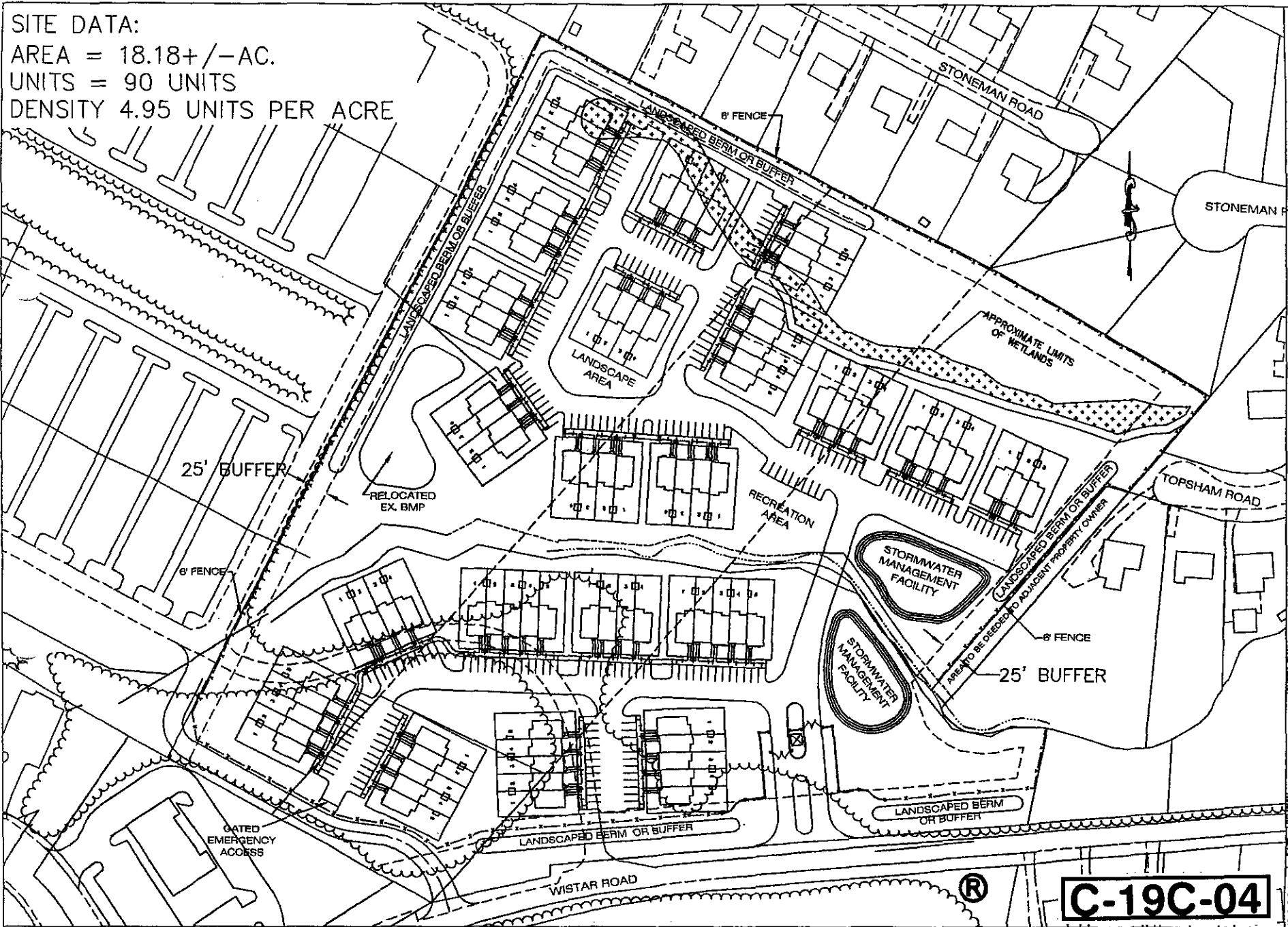
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,


for Virgil R. Hazelett, P.E.,
County Manager

pc: Director, Real Estate Assessment
Dr. Penny Blumenthal – Director, Research and Planning

SITE DATA:
 AREA = 18.18+/-AC.
 UNITS = 90 UNITS
 DENSITY 4.95 UNITS PER ACRE



Foster & Miller, P.C.
 ENGINEERS • PLANNERS
 1070 MOUNTAIN ROAD
 GLEN ALLEN, VIRGINIA 22060
 TEL: (804) 861-7700
 FAX: (804) 861-7705

TENTATIVE LAYOUT #12
 WISTAR ROAD TOWNHOMES
 SECTION "A"
 BROOKLAND DISTRICT
 HENRICO COUNTY, VIRGINIA

DATE: 4-05-04	SCALE: 1" = 30' 0"
DRAWN BY: J. J. J.	CHECKED BY: J. J. J.
48670	48670
SHEET 1	OF 1

C-19C-04

Conceptual Plan "Exhibit A"



C-19C-04

Exhibit B