

R-4 to RTHC
7.0 Ac.



July 2005

ZONING

Townhouses for Sale

Ref. 771-748-3499

C-38C-05

Brookland District

0 400 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 20, 2005

Mr. Henry L. Wilton
Wilton Development Corp.
4901 Dickens Road, Ste. 101
Richmond, VA 23230

Re: Conditional Rezoning Case C-38C-05

Dear Mr. Wilton:

The Board of Supervisors at its meeting on September 13, 2005, granted your request to conditionally rezone property from R-4 One Family Residence District to RTHC Residential Townhouse District (Conditional), Parcel 771-748-3499 as follows:

Beginning at a point on the north line of Glenside Drive, said point being located approximately 1553' west along said north line from its intersection with the west line of Staples Mill Road; thence along the north line of Glenside Drive, S86°32'23"W 308.87' to a point; thence departing the north line of said Glenside Drive, with the lands now or formerly of Fox Rest Joint Venture (Hunt Club Apartments) N12°09'07"W 1120.39' to a point on the south line of unimproved Tatum Boulevard; thence with the south line of Tatum Boulevard, N75°54'36"E 284.93' to a point; thence departing Tatum Boulevard, and with the lands now or formerly of Glenside Woods L.L.C. S12°09'07"E 525.45' to a point; thence continuing with the lands of Glenside Woods, L.L.C., S78°50'53"W 46.91' to a point; thence S12°09'07"E 549.08' to a point; thence N78°50'53"E 67.46' to a point; thence S12°09'07"E 102.17' to a point on the north line of Glenside Drive, said point being the point and place of beginning, containing 6.9543 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 31, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum Unit Size:** The units shall be at least 1,700 square feet of finished floor area.

2. **Density:** The maximum density shall not exceed 6.25 units per acre.
3. **First Floor Masters:** A minimum of twenty-five (25) percent of the units shall have first floor master bedrooms.
4. **Architectural Treatment:** All exposed foundations of each unit shall be brick. There shall be no cantilevered chimneys or closets.
5. **Sound Suppression.** Walls between units shall have a minimum sound transmission coefficient (STC) rating of 55. At the time of Plan of Development review, the owner or developer shall submit construction details, with an architect or engineer's seal, demonstrating that construction shall provide the proffered STC. Prior to the issuance of a Certificate of Occupancy for any residential unit covered by this proffer, the owner or developer shall submit an architect's or engineer's certification that the wall and/or ceiling assemblies meet or exceed the proffered STC to the Building Official and Director of Planning.
6. **Building Materials.** At least fifty (50) percent of the front façade of each building shall be brick. The side of any end unit facing the parking area or any public or private road shall be brick and have a window or other architectural feature to break up the visual mass.
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. Prior to the issuance of any Certificates of Occupancy for any units, the applicant's engineer shall certify that the private roads serving the development have been constructed in compliance with the applicable Henrico County Road Standards.
8. **Sidewalks:** Sidewalks shall be provided adjacent to all interior roads and along Glenside Drive 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.
9. **Landscaped Buffer.** There shall be a fifty (50) foot landscaped buffer provided adjacent to the ultimate right-of-way line of Glenside Drive as determined by the Department of Public Works of Henrico County. The landscaping within the fifty (50) foot buffer shall at a minimum meet the Henrico County fifty (50) foot transitional buffer standards. Exceptions allowed within the buffer area shall include utility easements, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD review. Any fence within the buffer shall be at least twenty-five (25) feet from the ultimate right-of-way of Glenside Drive. All utilities shall run generally perpendicular to the buffer area.

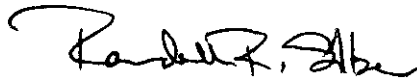
10. **Buffer:** There shall be a twenty-five (25) foot buffer adjacent to the Hunt Club Apartments and Tatum Boulevard. To the extent possible, trees shall be preserved within this buffer. All utilities shall run generally perpendicular to the buffer area.
11. **Fence:** There shall be a black chain link fence adjacent to the twenty-five foot buffer adjacent to the Hunt Club Apartments and Tatum Boulevard as permitted by the Army Corp of Engineers.
12. **Entrance Fence:** There shall be a landscaped buffer on Glenside Drive with brick columns every twenty (20) feet attached by a black wrought iron style fence.
13. **Driveways.** Driveways shall not be part of individual lots unless they are serving a garage.
14. **Lighting Standards:** Parking lot lighting shall be provided. Parking light lighting shall be a maximum of fifteen (15) feet and directed to minimize glare on public roads and adjacent properties.
15. **Underground Utilities.** Except for junction boxes, meters, existing overhead utility lines, and technical and environmental reasons, all utilities shall be underground.
16. **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. Parking of recreational vehicles, boats and campers shall be prohibited in the development.
17. **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.
18. **Illustrative Plan:** The site shall be developed in substantial conformance as illustrated on The Exhibit Plan of Glenside Woods Section 3 "Exhibit A" (see case file) by Bay Design dated June 23, 2005 with revisions as approved during POD review by the Planning Commission.

Mr. Henry L. Wilton
September 20, 2005
Page 4

19. **Parking:** A minimum of 2.25 parking spaces per unit shall be provided. None of the spaces shall be designed to back onto public roads.
20. **Recreational Areas:** Recreational areas shall be provided as illustrated on Exhibit A (see case file) by Bay Design dated December 27, 2000 as approved in Case No. C-53C-00 approved by the Board of Supervisors at its meeting on February 13, 2001.

The Planning Department 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,



Virgil R. Hazelett, P.E.
County Manager

pc: Ms. Myrtle Helen Holland
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning

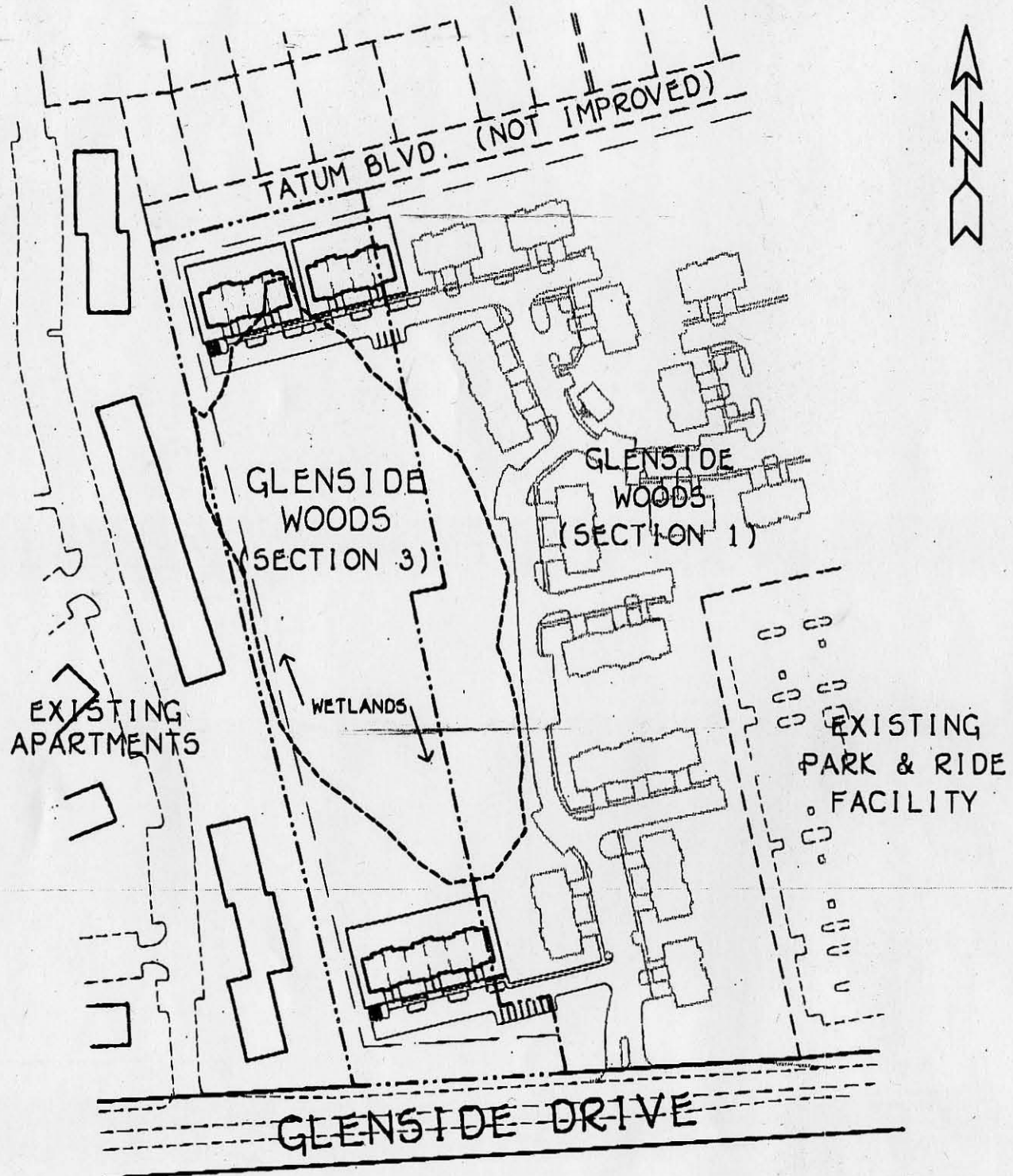


EXHIBIT A
C-38C-05

Exhibit Plan of
Glenside Woods
SECTION 3
Brookland District
Henrico County, Virginia

Scale: 1" = 200' Date: June 23, 2005

COMP: DLC	RICHMOND OFFICE 9418-A ATLEE COMMERCE BLVD ASHLAND, VIRGINIA 23005 804-350-4855 (F) 804-550-4857
CAD: DLC	MIDDLE PENINSULA OFFICE BUSINESS ROUTE 17 N. BOX 509 SALUDA, VIRGINIA 23149 804-758-5878 (F) 804-758-5920
CHECKED: DLC	TIDEWATER OFFICE 7307 MARTIN STREET BOX 898 GLOUCESTER, VIRGINIA 23061 804-693-2993 (F) 804-693-5596
JN: 00042	
FILED: 00042PLT	



BAY
design group

Engineering Surveying & Land Planning