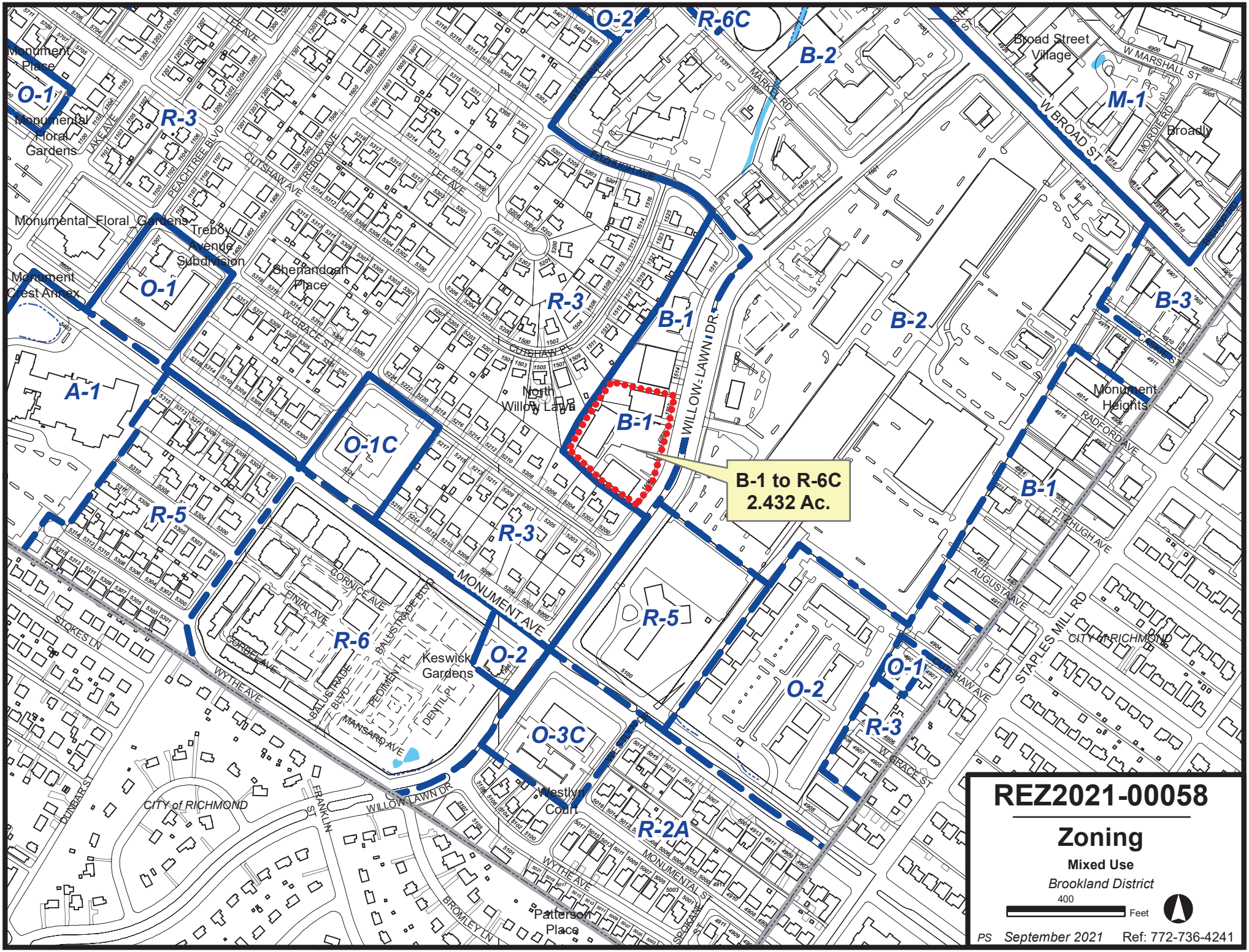

B-1 to R-6C
2.432 Ac.
REZ2021-00058
Zoning
Mixed Use
Brookland District
400
Feet
PS September 2021 Ref: 772-736-4241

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

May 17, 2022

Crenshaw Realty – Jason Guillot
11100 West Broad Street
Glen Allen, VA 23060

Re: Rezoning Case REZ2021-00058

Dear Mr. Guillot:

The Board of Supervisors at its meeting on May 10, 2022, approved your request to conditionally rezone from B-1 Business District to R-6C General Residence District (Conditional) Parcels 772-736-3855, -4241 and -4766 containing 2.432 acres located on the west line of Willow Lawn Drive approximately 135' north of its intersection with Grace Street, described as follows:

All those certain lots, pieces or parcels of land, with the improvements thereon and the appurtenances thereto belonging, lying and being in the County of Henrico, Virginia, known as 1506, 1508, and 1510 Willow lawn Drive and bounded and described as follows:

Beginning at a point on the west line of Willow Lawn Drive 517.79' from the south line of Fitzhugh Avenue; thence along said west line of Willow Lawn Drive S13°37'58"W 224.59' to a found stone; thence continuing on a tangent curve to the right with a radius of 216.70' and an arc length of 89.38'; thence continuing on said west line of Willow Lawn Drive tangent to the curve S37°15'58"W 111.64' to a found rod; thence N53°06'15"W 140.84' to a point; thence N46°34'45"W 171.59' to a point; thence N27°46'20"E 115.30' to a point; thence N36°11'20"E 174.41' to a found rod; thence S76°22'02"E 246.17' to the point and place of beginning; being lots 14 through 19 and Willow Lawn Circle (vacated) Block B, Section A, North Willow Lawn, Plat Book 23, Page 61, Henrico County, VA.

The Board of Supervisors accepted the following proffered conditions, dated April 12, 2022, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Master Plan.** Development of the Property shall be in general conformance with the conceptual plan (the "Conceptual Plan") which is entitled "Willow Lawn" dated March 29, 2022, prepared by Poole & Poole Architecture, LLC, and attached hereto (see case file, 3 pages), and the exact locations, footprints, configurations, size , and details of the drives, roads, buildings, and

other improvements shown on the Conceptual Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of Plan of Development ("POD") review of the Property or any portion thereof.

2. **Development Standards.** Development of the Property shall be subject to the following development standards, unless otherwise approved at the time of Plan of Development:

   a. **Architectural Treatment.** Any multi-family buildings constructed on the Property shall have a style and design substantially consistent with the renderings entitled "Willow Lawn" dated March 24, 2022, prepared by Poole & Poole Architecture, LLC, and attached hereto (see case file, 3 pages) ("Elevations").

   b. **Exterior Materials.** The exposed portion of each wall surface (front, rear and sides) of any residential building (not including the parking deck building) on the Property shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of any residential building (not including the parking deck building), exclusive of windows, doors, and architectural treatments, shall be constructed of brick, stone, EIFS or cementitious siding, or a combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development review.

   c. **Underground Utilities.** All new utility lines serving the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical junction boxes and meters shall be screened from public view at ground level at the perimeter of the property with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development review.

   d. **Sound Suppression.** Interior walls and floors/ceilings between dwelling units shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.

e. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the Property lines as approved at the time of Plan of Development review.

f. **Parking Structures.** Any parking structure located on the Property shall have a style and design substantially consistent with the Elevations. Any such parking structure shall include screening on the sides facing to the south and, west consistent with Exhibit B, dated January 19, 2022, and attached hereto (see case file). Entrances for any such parking structure shall be secured for use by residents and guests only.

3. **Density.** There shall be no more than 265 residential units developed on the Property, with all such units being only studio, one or two bedroom units.

4. **Recreational Amenities.** Recreational amenities shall include both outdoor and indoor amenities and services which shall include (a) for the outdoor space, a pool and deck area and such other amenities as approved at the time of Plan of Development, and (b) for the indoor spaces, at least 4 or more of the following: party room (with bar, seating space and televisions), great room (event room) with seating and bar, bike storage with bike working station, game room (with games such as billiards, shuffleboard, table tennis, and video games), education center, pet wash area, package center, gift wrapping station, fitness center (including yoga and group exercise areas), co-working space, cyber cafe, business center and meeting space (conference area), climate controlled storage units, children's play area, and such other amenities as approved at the time of Plan of Development. Amenities shall be phased as approved at the time of the Plan of Development review.

5. **Balconies.** No dwelling unit or balcony shall face the southern or western boundary of the Property on the first 4 floors of the proposed multi-family building provided a common area or hallway shall be permitted on such southern and western sides of the multi-family building, as generally shown on the Concept Plan.

6. **Access.** Access (vehicular or pedestrian) to any fire lane shall be restricted from the northern boundary of the Property as may be required at the time of POD, unless otherwise required for compliance with governmental regulations or as otherwise approved at the time of POD. Any access to any fire lane on the southern or western boundary of the Property shall be limited to emergency access only, unless otherwise required for compliance with governmental regulations or as otherwise approved at the time of POD.

7. **Hours of Construction.** During the construction of the development on the Property the hours of exterior construction shall be limited to 7:00 a.m. to 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 or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted in English and in Spanish and shall state the hours of construction.

8. **Streetscape Plantings.** Plantings, including street trees, shall be provided along the public right-of-way of Willow Lawn Drive, consistent with Exhibit A, dated January 19, 2022, and attached hereto (see case file), with specific plantings and spacing of such plantings determined at the time of POD, subject to conflicts with utilities, sightlines and driveway areas.

9. **Fencing.** A fence or other barrier of a design approved at the time of POD, shall be provided along the northern boundary line of the Property to prohibit vehicular and pedestrian traffic from the property adjoining to the north, unless otherwise approved at the time of POD. A solid masonry wall shall be provided along the southern and western boundary lines of the Property, as generally shown on the Conceptual Plan, unless otherwise approved at the time of POD. The masonry wall facade facing the single family home lots on the south and western property lines of the Property shall not be constructed of an unfinished concrete masonry unit (CMU) block wall.

10. **Parking.** On-site parking shall be provided at no less than 1 parking space per bedroom or 1.58 per unit, whichever is greater.

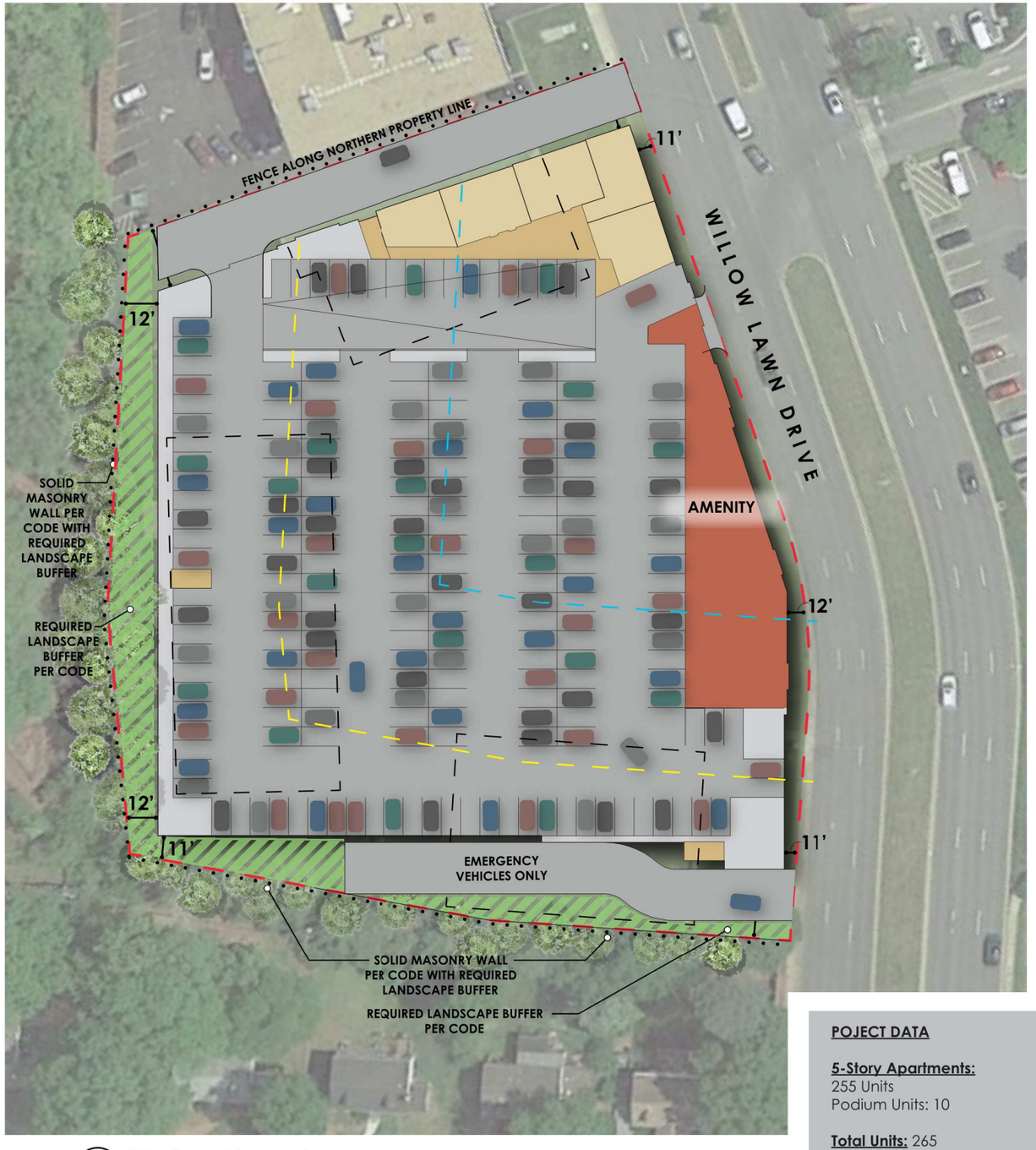
11. **Severance.** The unenforceability, elimination revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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

Sincerely,

John A. Vithoulkas
County Manager

pc: Willow Circle, LC c/o Crenshaw Realty
Andrew M. Condlin



1 Site Plan - Ground Level
Scale: 1" = 60'-0" Plan

2 Site Plan - Level 2
Scale: 1" = 60'-0" Plan

POJECT DATA

5-Story Apartments:
255 Units
Podium Units: 10

Total Units: 265

Parking:
2 Level Podium
419 Spaces
1+ Space/Bedroom

N

Boundary
75' Setback
150' Setback
Existing Bldgs

Willow Lawn

March 29, 2022

REZ2021-00058

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1 Site Plan - Levels 3-4
Scale: 1" = 60'-0"

2 Site Plan - Levels 5
Scale: 1" = 60'-0"

POJECT DATA

5-Story Apartments:
255 Units
Podium Units: 10

Total Units: 265

Parking:
2 Level Podium
419 Spaces
1+ Space/Bedroom

N

Boundary
75' Setback
150' Setback
Existing Bldgs

Plan

Plan

Willow Lawn

March 29, 2022

REZ2021-00058

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1 Site Plan - Levels 6-7
Scale: 1" = 60'-0" Plan

POJECT DATA

5-Story Apartments:
255 Units
Podium Units: 10

Total Units: 265

Parking:
2 Level Podium
419 Spaces
1+ Space/Bedroom

N

Boundary
75' Setback
150' Setback
Existing Bldgs

Willow Lawn

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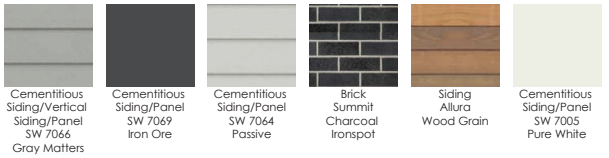
REZ2021-00058

March 29, 2022



2 North Elevation
Scale: 1/16" = 1'-0"

Elevation

1 East Elevation
Scale: 1/16" = 1'-0"

Elevation

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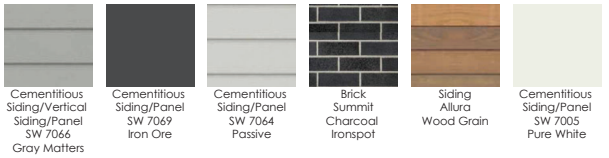
REZ2021-00058

March 24, 2022
21025

POOLE & POOLE ARCHITECTURE



2 South Elevation

Scale: 1/16" = 1'-0"

Elevation

1 West Elevation

Scale: 1/16" = 1'-0"

Elevation

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REZ2021-00058

March 24, 2022
21025

2PA
POOLE & POOLE ARCHITECTURE

1 **West Elevation**
Scale: 1/16" = 1'-0"

Elevation

Willow Lawn

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REZ2021-00058

March 24, 2022
21025

POOLE & POOLE ARCHITECTURE

Exhibit A
1/19/2022

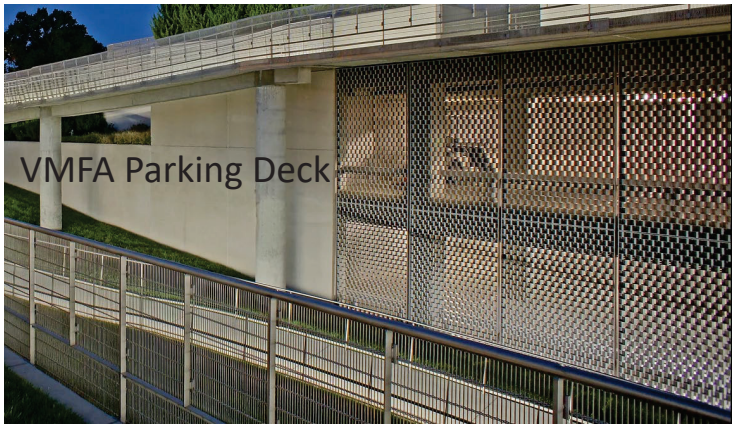
Streetscape Examples

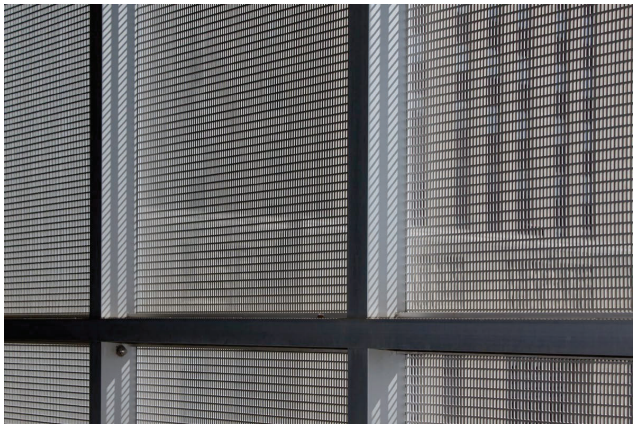
REZ2021-00058

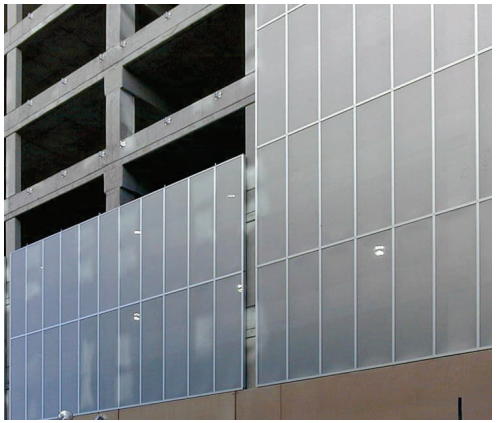
Exhibit B
1/19/2022

Parking Garage Screening

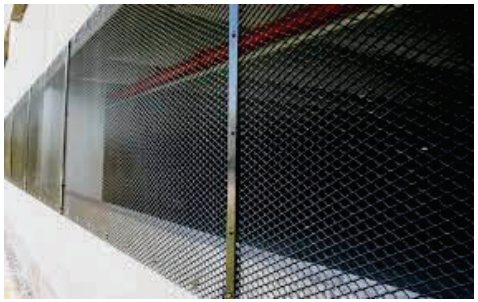
Examples of Acceptable Materials and Designs – Target +/- 45% Opacity







Examples of Materials and Designs that would NOT be Acceptable



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