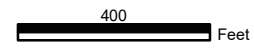


SUBJECT PROPERTY

REZ2023-00022

Zoning

Amend Proffered Conditions
(REZ2022-00003)
Three Chopt District





John A. Vithoukias
County Manager

September 19, 2023

Stanley Martin Companies, LLC
4701 Cox Road, Ste. 104
Glen Allen VA 23060

Re: Rezoning Case REZ2023-00022

Dear Sir/Madam:

The Board of Supervisors at its meeting on September 12, 2023, approved your request to amend proffers accepted with REZ2022-00003 on Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road.

The Board of Supervisors accepted the following amended proffered conditions, dated August 18, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Proffer 1 of Rezoning Case REZ2022-00003 is hereby deleted in its entirety and replaced with the following language:

Concept Plan. The Property must be developed in general conformance with Exhibit A, attached hereto (see case file), entitled "WEST VILLAGE RESIDENTIAL, HENRICO COUNTY, VIRGINIA", prepared by Kimley Horn, and dated June 22, 2023 (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the lots, drives, roads, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review of the Property.

2. Proffer 2 of Rezoning Case REZ2022-00003 is hereby deleted in its entirety and replaced with the following language:

Architecture. Buildings constructed on the Property must generally be in conformance with the elevation renderings entitled "STANLEY MARTIN HOMES, GAYTON VILLAGE, HENRICO, VIRGINIA", dated August 18, 2023, and attached hereto as Exhibit B (4 pages) ("Renderings"), unless otherwise approved at the time of Plan of Development review. To minimize visual repetition of buildings and dwelling units, no two adjoining buildings nor two

adjoining dwelling units may have the same identical individual elevation sequence pattern across the front of the building and dwelling unit. The rear of each dwelling unit shall have a color scheme that is different than the adjoining dwelling unit. Any building constructed on the Property shall have exposed exterior walls (above finished grade and exclusive of trim or molding) of brick, stone, cementitious siding, or a combination thereof. The rear and side of each unit must include at least two (2) windows on each floor (unless containing a garage door). All side elevations will be designed as "high impact elevations" meaning having windows and brick treatment as shown on the Renderings, including full height of brick on the end of the building as shown on the Renderings. No more than one condominium or townhome building may be more than six (6) stacks wide (for a maximum of twelve (12) total units for any building), provided no condominium or townhome building may be more than ten (10) stacks wide (for a maximum of twenty (20) units total for any building).

3. Proffer 9 of Rezoning Case REZ2022-00003 is hereby deleted in its entirety and replaced with the following language:

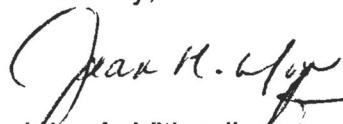
Minimum Finished Floor Area. The minimum finished floor area for any dwelling unit must be 1,530 square feet.

4. Proffer 24 of Rezoning Case REZ2022-00003 is hereby deleted in its entirety and replaced with the following language:

Trees. Trees must be planted along and within the pedestrian walkway shown on the Concept Plan referenced as "PEDESTRIAN AMENITY AREA" running to Old Three Chopt (the "Central Access Road"), with a maximum average spacing of twenty-five (25) feet on center. If existing trees are maintained, they may be counted toward this requirement. In the event of conflicts with utilities, sightlines and driveway areas, the required spacing may be increased.

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

Sincerely,



John A. Vithoukas
County Manager

pc: SKM LLC
Andrew M. Conclin
Director, Real Estate Assessment



- SITE PLAN LEGEND**
- A AMENITY AREA A**
HARDSCAPED GATHERING AREA WITH A PERGOLA, SEATING, PEDESTRIAN LIGHTING, AND LANDSCAPING
 - B AMENITY AREA B**
HARDSCAPED GATHERING AREA WITH A PAVILION, FIRE PIT, SEATING, PEDESTRIAN LIGHTING, AND LANDSCAPING
 - C FLEXIBLE OPEN SPACE**
GAZEBO, SEATING, AND LANDSCAPING
 - D PEDESTRIAN AMENITY AREA**
HARDSCAPED SIDEWALK WITH BENCHES AND SITE LIGHTING
 - E ENHANCED LANDSCAPE AREAS**
 - F RETAINING WALL**
 - G STAIRS**
 - H SHADE TREES**
 - I ORNAMENTAL TREES**

WEST VILLAGE RESIDENTIAL
HENRICO COUNTY, VIRGINIA

EXHIBIT A
REZ2023-00022



SITE PLAN RENDERING
06.22.2023 SCALE: 1" = 40'





FRONT ELEVATION

August 18, 2024

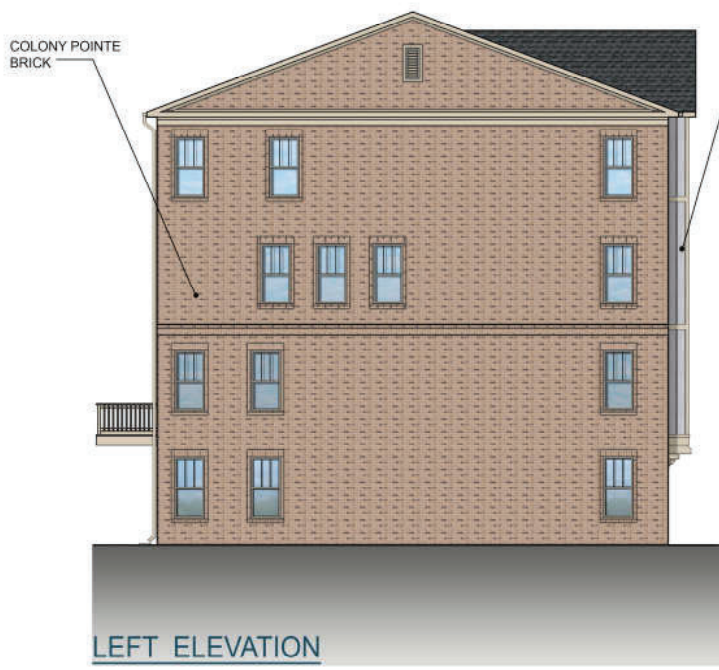


STANLEY MARTIN
HOMES

EXHIBIT B
REZ2023-00022

GAYTON VILLAGE
HENRICO, VIRGINIA

August 18, 2023



LIGHT MIST HARDIE BOARD & BATTEN SIDING

GRAY SLATE HARDIE HORIZONTAL SIDING

GRAY SLATE HARDIE BOARD & BATTEN SIDING



STANLEY MARTIN
HOMES

EXHIBIT B
REZ2023-00022

GAYTON VILLAGE
HENRICO, VIRGINIA