

M-1, A-1 to UMUC  
1184.8 +/- Acres



August 2004

**ZONING**  
URBAN MIXED USES  
Ref. 798-683-5450

**C-56C-04**  
Varina District



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

February 1, 2005

HHHunt Corporation  
c/o Mr. Daniel T. Schmitt  
100 Concourse Boulevard  
Suite 100  
Glen Allen, VA 23059

Re: Conditional Rezoning Case C-56C-04

Dear Mr. Brooks:

The Board of Supervisors at its meeting on January 25, 2005, granted your request to conditionally rezone property from A-1 Agricultural District and M-1 Light Industrial District to UMUC Urban Mixed Use District (Conditional), Parcel 798-683-5459, described as follows:

**Parcel "A"**

Beginning at a point on the north line of State Route 895 (project 0895-043-F01, C-502, RW-201), said point being 64.50 meters left of Station 33 + 35; thence continuing along the north line of State Route 895 (project 0895-043-F01, C-502, RW-201) S72°04'55"W, a distance of 116.79' to a point; thence S62°08'02"W, a distance of 328.10' to a point; thence S57°59'05"W, a distance of 262.98' to a point; thence S54°17'52"W, a distance of 337.35' to a point; thence N28°26'20"W, a distance of 32.81' to a point; thence S60°41'35"W, a distance of 216.56' to a point; thence S28°26'20"E, a distance of 45.93' to a point; thence S57°49'05"W, a distance of 351.80' to a point; thence S62°06'24"W, a distance of 334.50' to a point; thence S67°16'18"W, a distance of 164.86' to a point; thence S64°59'33"W, a distance of 1,205.90' to a point; thence S26°29'35"E, a distance of 144.44' to a point; thence S61°33'40"W, a distance of 11.61' to a point; thence along a curve to the right with a delta of 06°54'55", a radius of 1,727.36', and a length of 208.48' to a point; thence along a curve to the right with a delta of 30°55'18", a radius of 1,273.95', and a length of 687.53' to a point; thence N72°54'07"W, a distance of 139.78' to a point; thence N14°01'57"E, a distance of 19.68' to a point; thence N22°31'11"W, a distance of 162.53' to a point; thence N73°41'19"W, a distance of 223'± to a point on the mean low water mark of the James River; thence leaving the north line of State Route 859 (project 0895-043-F01, C-502, RW-201) and continuing along the mean low water mark of the James River in a northerly direction a distance of 2,700'± to a point; thence leaving the

mean low water mark of the James River N83°41'16"E, a distance of 75'± to a point; thence N36°20'13"E, a distance of 19.43' to a point; thence N66°49'29"E, a distance of 181.10' to a point; thence N43°45'16"E, a distance of 369.04' to a point; thence N72°48'27"E, a distance of 437.93' to a point; thence N77°04'53"E, a distance of 64.63' to a point; thence S43°20'57"E, a distance of 62.50' to a point; thence S41°46'34"E, a distance of 405.13' to a point; thence S41°24'26"E, a distance of 223.97' to a point; thence S46°14'32"E, a distance of 291.72' to a point; thence S62°01'10"E, a distance of 384.50' to a point; thence S57°08'52"E, a distance of 279.52' to a point; thence S55°28'10"E, a distance of 33.56' to a point; thence S65°39'37"E, a distance of 316.80' to a point; thence S71°00'00"E, a distance of 507.76' to a point; thence S77°58'00"E, a distance of 153.38' to a point; thence S28°26'20"E, a distance of 37.17' to the point and place of beginning, containing 149.0± acres.

**Parcel "B"**

Beginning at a point on the south line of State Route 895 (project 0895-043-F01, C-502, RW-201), said point being 76 meters right of Station 31 + 75; thence continuing along the south line of State Route 895 (project 0895-043-F01, C-502, RW-201) S28°26'20"E, a distance of 91.86' to a point; thence N61°33'40"E, a distance of 139.44' to a point; thence S26°45'15"E, a distance of 278.99' to a point; thence N66°01'20"E, a distance of 784.56' to a point on the south line of Mill Road; thence leaving the south line of State Route 859 (project 0895-043-F01, C-502, RW-201) and continuing along the south line of Mill Road S24°58'32"E, a distance of 154.85' to a point; thence N69°20'20"E, a distance of 19.82' to a point; thence along a curve to the left with a delta of 30°04'32'±, a radius of 625', and a length of 328.07' to a point on the centerline of Miry Branch (also known as Cowles Run); thence leaving the south line of Mill Road and continuing along the centerline of Miry Branch (also known as Cowles Run) in an easterly direction a distance of 4,410'± to a point on the west line of State Route 5 (Osborne Turnpike); thence leaving the centerline of Miry Branch (also known as Cowles Run) and continuing along the west line of State Route 5 (Osborne Turnpike) S09°08'37"E, a distance of 313'± to a point; thence leaving the west line of State Route 5 (Osborne Turnpike) S47°28'59"W, a distance of 2,239.01' to a point; thence S46°55'32"W, a distance of 480' to a point; thence S46°51'10"W, a distance of 2,958.60' to a point; thence S18°11'30"W, a distance of 1,520'± to a point on the mean low water mark of the James River; thence continuing along the mean low water mark of the James River in a northerly direction a distance of 10,688'± to a point on the south line of State Route 859 (project 0895-043-F01, C-502, RW-201); thence leaving the mean low water mark of the James River and continuing along the south line of Route 895 (project 0895-043-F01, C-502, RW-201) S16°18'41"W, a distance of 91'± to a point; thence S73°41'19"E, a distance of 295.27' to a point; thence N57°55'23"E, a distance of 184.88' to a point; thence along a curve to the left with a delta of 04°03'46', a radius of 1,939.30', and a length of 137.51' to a point; thence along a curve to the left with a delta of 12°37'40", a radius of 1,485.89', and a length of 327.49' to a point; thence along a curve to left with a delta of 17°42'50", a radius of 1,479.47', and a length of 457.40' to a point;

thence along a curve to the left with a delta of 00°35'32" a radius of 1,474.08', and a length of 15.24' to a point; thence along a curve to the left with a delta of 04°31'03", a radius of 1,927.49', and a length of 151.97' to a point; thence S59°06'05"E, a distance of 158.34' to a point; thence N58°24'52"E, a distance of 597.68' to a point; thence N57°16'19"E, a distance of 263.20' to a point; thence N61°33'40"E, a distance of 196.85' to a point; thence S87°28'31"E, a distance of 19.13' to a point; thence N61°33'40"E, a distance of 49.21' to a point; thence N78°15'37"E, a distance of 137.01' to a point; thence N88°07'34"E, a distance of 36.68' to a point; thence N28°26'20"W, a distance of 88.58' to a point; thence N57°06'49"E, a distance of 296.17' to a point; thence N65°51'01"E, a distance of 394.81' to a point; thence N70°05'31"E, a distance of 331.75' to a point; thence N64°23'59"E, a distance of 397.47' to a point; thence N61°33'40"E, a distance of 111.55' to the point and place of beginning, containing 1,035.8± acres.

The Board of Supervisors accepted the following proffered conditions, dated January 25, 2005, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

**APPLICABLE TO ALL**

1. **Guidelines and Criteria.** The Property shall be developed in general conformance with the guidelines and criteria set forth in the "Land Use Plan, Zoning Criteria & Neighborhood Land Bay Summary" dated August 19, 2004, last revised November 24, 2004, as well as with the "Wilton Architectural Pattern Book" which is a part thereof, filed herewith (see case file), unless otherwise approved at the time of subdivision approval or Plan of Development.
2. **No Incorporation.** The owner of the Property shall not seek to have Wilton incorporated as a town as permitted by Code of Virginia Section 15.2-3600.
3. **Historical Findings.** The developer agrees to consult with Henrico County Parks and Recreation on any historical findings as development progresses. If historical findings are discovered by the developer, Parks and Recreation shall be given an appropriate time of not less than one week to view such findings.
4. **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.
5. **Dedications.** The owner agrees to dedicate as and when requested by the County, without cost to the County, those areas shown on the Master Plan as "Elementary School", "For County Use", "Henrico County Park", "Henrico County River Park" and "Henrico County Boat Landing".

6. **Land Bay Master Plan.** At the time of submission of each tentative subdivision plan or Plan of Development, the Owner shall provide a "Land Bay Master Plan" for the land bay of which the requested tentative subdivision or Plan of Development is a part. The "Land Bay Master Plan" shall show:
  - a. The specific types and locations of all uses proposed for such land bay or portion of the land bay to the extent known;
  - b. A phasing schedule showing that adequate utilities, pedestrian accessways and roadways exist or will be constructed as part of the proposed development to serve the proposed uses or level of development within the land bay or portion of the land bay; and
  - c. Other information for tentative subdivision or Plan of Development submissions as may be required by the Henrico County Subdivision and/or Zoning Ordinance.

The uses shown on each subdivision plan or Plan of Development within each land bay or portion of the land bay will be consistent with the uses contained in the proffered conditions, "Wilton Master Plan," Wilton Architectural Pattern Book, and "Zoning Criteria and Neighborhood Land Bay Summary for Wilton." The "Wilton Master Plan" and the "Land Bay Master Plan" for each land bay shall be updated with each subsequent submission.

7. **Road Improvements.** Prior to the issuance of any permanent certificate of occupancy for any structure on the Property, the Owner shall construct Wilton Parkway from the Property to Route 5.

#### **APPLICABLE TO COMMERCIAL DEVELOPMENT**

8. **Exterior Materials.** The buildings shall have exposed exterior front, rear and side walls (above finished grade) primarily of brick, glass, split face block, precast concrete, E.I.F.S., cementitious or composite-type siding, stone, marble or granite, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished concrete block.
9. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level from the perimeter of the Property in a manner approved at the time of Plan of Development.

**APPLICABLE TO COMMERCIAL AND MULTI-FAMILY DEVELOPMENT**

10. **Refuse Container Enclosures.** Enclosures for refuse containers shall be constructed of finished masonry materials with the exception of gates and doors. Gates and doors shall be opaque, substantial, and oriented to minimize views of the enclosures from public rights-of-way. Concrete pavement shall be used for the refuse container pad and apron.
11. **Hours of Trash Pickup.** Trash pick up from the Property and parking lot cleaning shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No trash pick up shall occur on Sundays.

**APPLICABLE TO RESIDENTIAL DEVELOPMENT**

12. **Density.** There shall be no more than three thousand two hundred nine (3,209) residential units developed on the Property.
13. **Square Footage of Single Family Homes and Townhomes.** Homes developed as Single Family Lot Type "A" shall have a minimum of two thousand two hundred (2,200) square feet of finished floor area. Homes developed as Single Family Lot Type "B" shall have a minimum of one thousand nine hundred (1,900) square feet of finished floor area. Homes developed as Single Family Lot Type "C" shall have a minimum of one thousand six hundred (1,600) square feet of finished floor area. At buildout, a minimum of fifteen (15) percent of single family homes shall have three thousand (3,000) square feet or better of finished floor area. Townhomes shall have a minimum of one thousand two hundred (1,200) square feet of finished floor area.
14. **Foundations.** The exposed exterior portions of foundations for single-family detached residences shall be constructed of brick or natural stone; however, the exposed exterior portions of foundations for single-family detached residences may be constructed of exterior insulating finish systems (E.I.F.S.) if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in E.I.F.S. The exterior portion of a multi-family building below the first floor elevation which is visible above grade shall be finished with brick, stone or E.I.F.S., as permitted above.
15. **Chimneys for All Residences.** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.

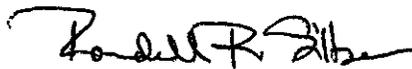
16. **Parked or Stored Vehicles in Multi-Family Residential Areas.** No recreational vehicles, campers, trailers or boats shall be permitted to be parked or stored other than in designated areas.
17. **Protective Covenants.** Prior to or concurrent with the recordation of the first subdivision plat or Plan of Development approved by the County for residential development on the Property and before the conveyance of any portion of the Property covered by said subdivision plat or Plan of Development (other than for the dedication of easements, roads or utilities), 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 such portions of the Property. Said covenants shall include additional design standards for builders consistent with the "Zoning Criteria & Neighborhood Land Bay Summary" filed herewith (see case file).
18. **Limitation on Units.** Certificates of Occupancy for no more than three hundred (300) units may be obtained until secondary, emergency access is provided as approved by the Director of Public Works. Certificates of Occupancy for no more than five hundred twenty (520) residential units may be obtained on the Property until such time as direct access from the Property to I-895 is provided. At such time as Certificates of Occupancy for five hundred twenty (520) units are obtained, an interim traffic impact study shall be provided to the Henrico County Department of Public Works.
19. **Limitation on Rental Units.** There shall be no certificates of occupancy issued for any apartment units until such time as direct access from the Property to I-895 is provided.
20. **Materials for Single Family Homes.** Of the fifteen (15) percent of single family homes which must have a minimum of three thousand (3,000) square feet of finished floor area pursuant to Proffer 13:
  - a. a minimum of twenty (20) percent of the fifteen (15) percent of homes shall have front, side and rear exteriors of brick or stone, exclusive of architectural features; and
  - b. a minimum of an additional thirty (30) percent of the fifteen (15) percent of homes shall have front exteriors of brick, exclusive of architectural features.

Of the remaining single family homes which may have less than three thousand (3,000) square feet of finished floor area, a minimum of ten (10) percent of such homes shall have front, side and rear exteriors of brick or stone, exclusive of architectural features.

21. **Clubhouse/Community Center.** The clubhouse or community center to be developed on the Property shall incorporate architectural elements of the former house on the Property known as "Wilton".
22. **Square Footage of Condominiums and Apartments.** Condominiums and apartments shall have a minimum of six hundred (600) square feet of finished floor area for one bedroom units, nine hundred (900) square feet of finished floor area for two bedroom units and one thousand one hundred (1,100) square feet of finished floor area for three bedroom units.
23. **Sound Suppressions Measures.** Sound suppression measures shall be provided in the common wall between attached units with at least a 54 sound coefficient rating. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the sound coefficient rating, shall be included in the building permit application.
24. **Contribution for Schools.** The developer shall pay to Henrico County a cash proffer in the amount of eight hundred dollars (\$800.00) per single family home and four hundred dollars (\$400.00) per townhouse, condominium or apartment unit to mitigate the impact of the development on schools in the area, except for any such homes or units that are legally age-restricted. Payment shall be made prior to the time of issuance of a building permit for each new single family home and each new townhouse, condominium or apartment unit. Amounts not used for the purposes specified in this proffer shall be returned to the payor fifteen (15) years after receipt. In the event that a County-wide cash proffer system is adopted, the cash proffer in the amounts required above shall otherwise be administered pursuant to that policy.

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,



 Virgil R. Hazelett, P.E.  
County Manager

HHHunt Corporation  
February 1, 2005  
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pc: Glawson Investments Corporation  
Mr. James W. Theobald, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director, Research and Planning

# WILTON

VARINA DISTRICT

HENRICO COUNTY, VIRGINIA

## PHASING PLAN

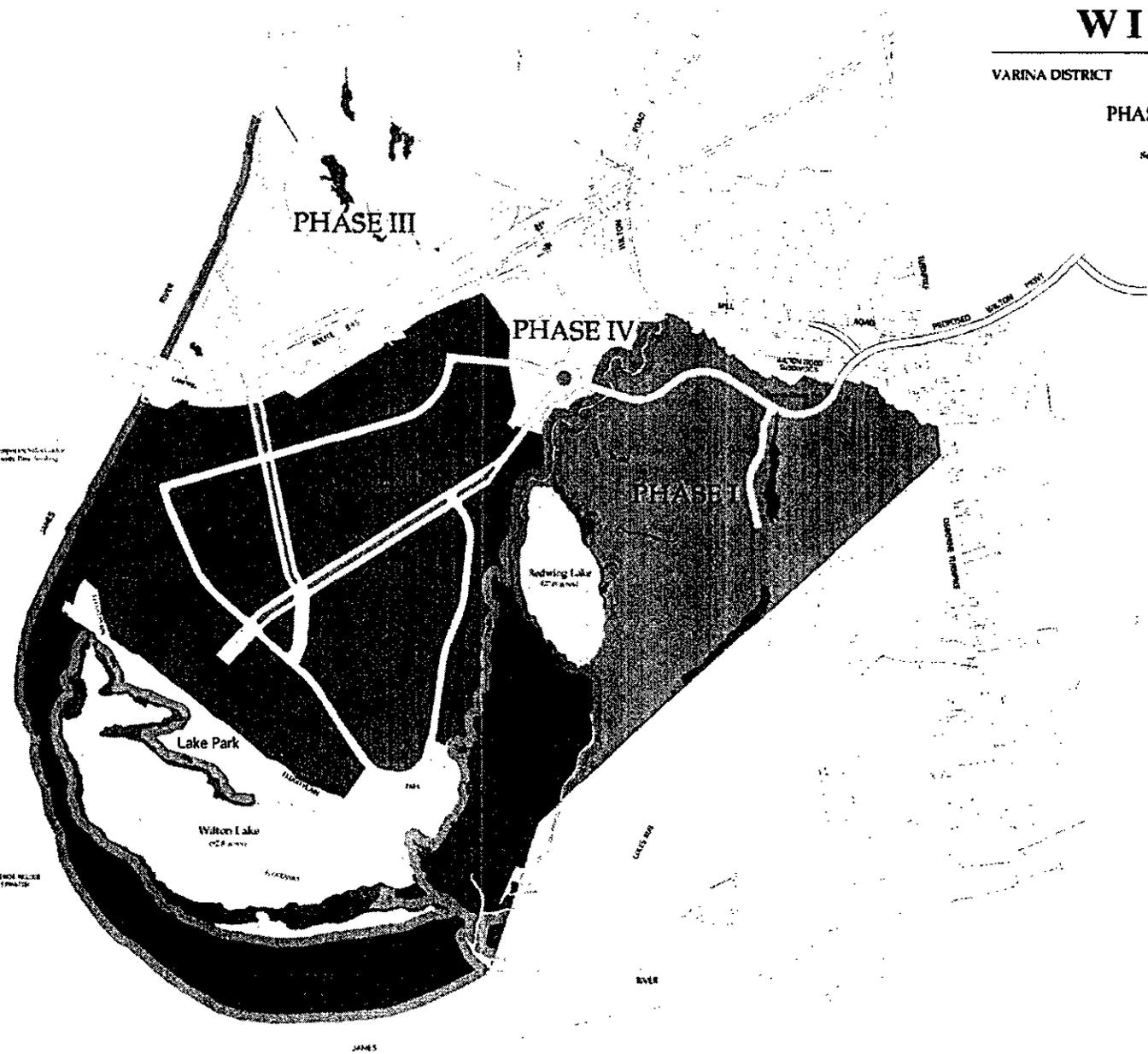
September 21, 2004

prepared by  
**HMHUNT**

100 Concourse Blvd., Suite 100  
Glen Allen, VA 23059

prepared by  
**DesignWorks, LC**  
50 George Street  
Charleston, SC 29401

preparing by  
**Youngblood, Tyler & Associates P.C.**  
7309 Hammer Green Dr.  
Mechanicsville, VA 23111



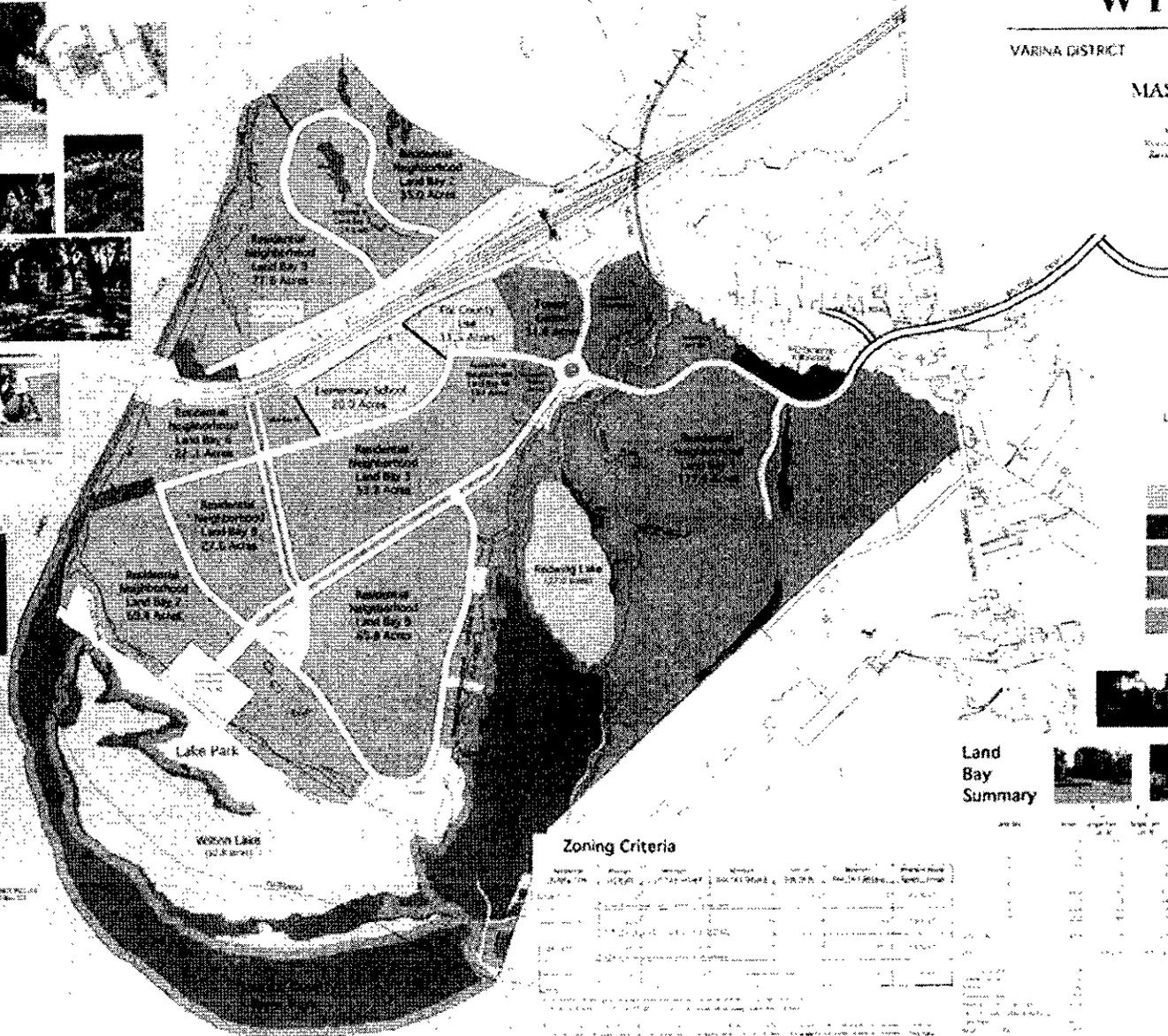
NOTE:  
LAND PHASING SHOWN HERE IS BASED ON THE REDEVELOPMENT  
MAP PLAN OF 2003 TO AMEND TO PHASE I AND IS SUBJECT  
TO FUTURE REVISIONS.

**C-56C-04**

Wilton Residential Neighborhoods



Wilton Towne Center



# WILTON

VARINA DISTRICT

HENRICO COUNTY, VIRGINIA

## MASTER PLAN

March 17, 2004  
Revised September 21, 2004  
Revised October 14, 2004

prepared by  
**HMMHUNT**

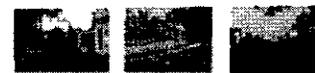
100 Concourse Blvd., Suite 1100  
Glen Allen, VA 23059

in partnership with  
**DesignWorks, LC**  
50 George Street  
Charleston, SC 29401

managed by  
**Youngblood Tyler & Associates P.C.**  
7309 Handover Green Dr.  
Mechanicsville, VA 23111

LEGEND

- Water
- Wetland
- Wetland Buffer
- Towne Center
- Mixed Use Residential Neighborhood
- Golf
- Wilton Community Park / Open Space
- Community Recreation
- Henrico County Park Dedication (highland)
- Henrico County Park Dedication (wetland)



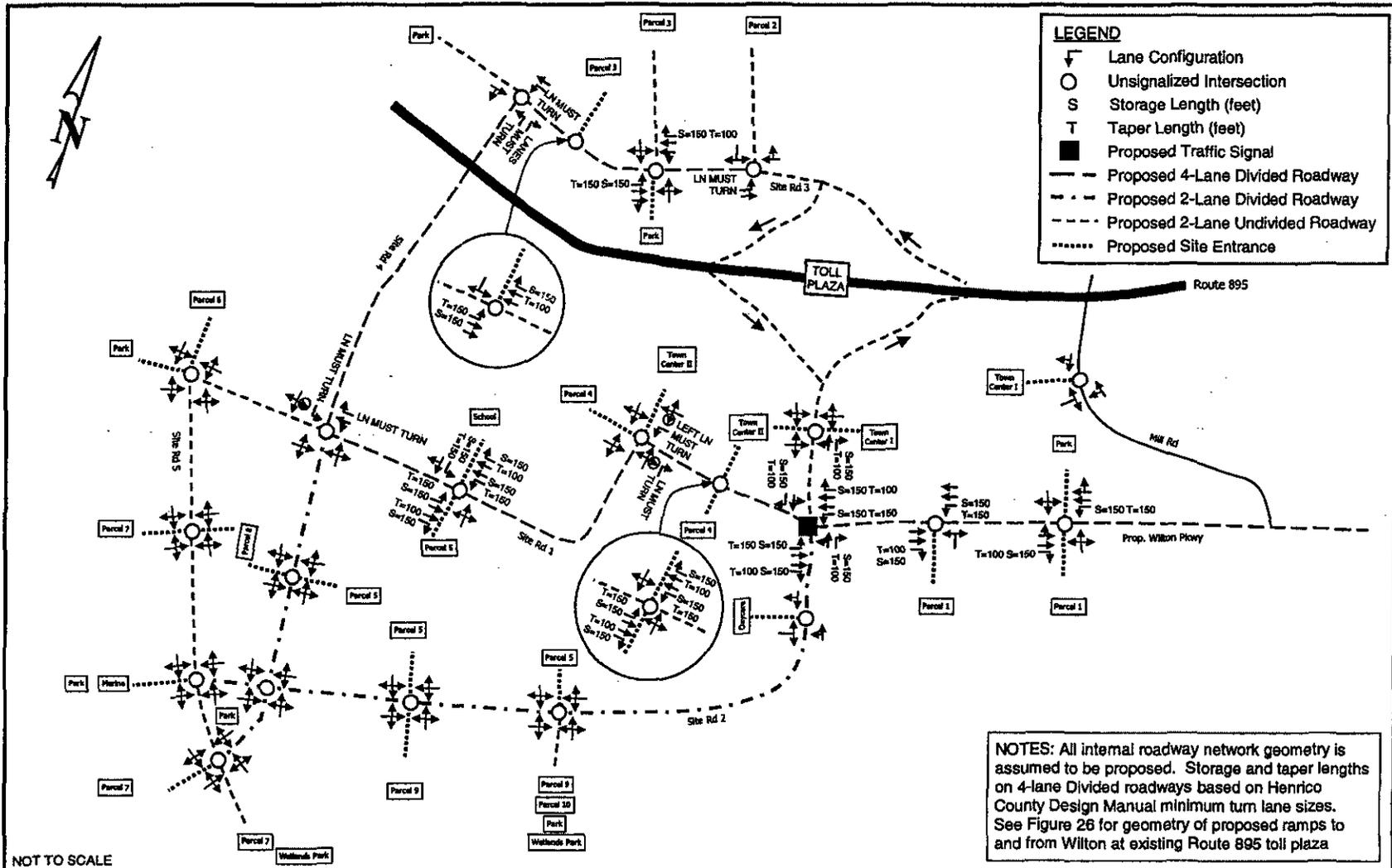
Land Bay Summary



Zoning Criteria

Zone	Min. Lot Area	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Height	Min. Floor Area Ratio	Min. Parking	Other
Residential Single-Family	10,000	30	10	5	5	35	0.25	1	
Residential Medium-Density	5,000	20	10	5	5	35	0.35	1	
Residential High-Density	2,500	15	10	5	5	35	0.5	1	
Towne Center	10,000	30	10	5	5	35	0.75	1	
Mixed Use Residential	10,000	30	10	5	5	35	0.75	1	

**C-56C-04**



NOT TO SCALE

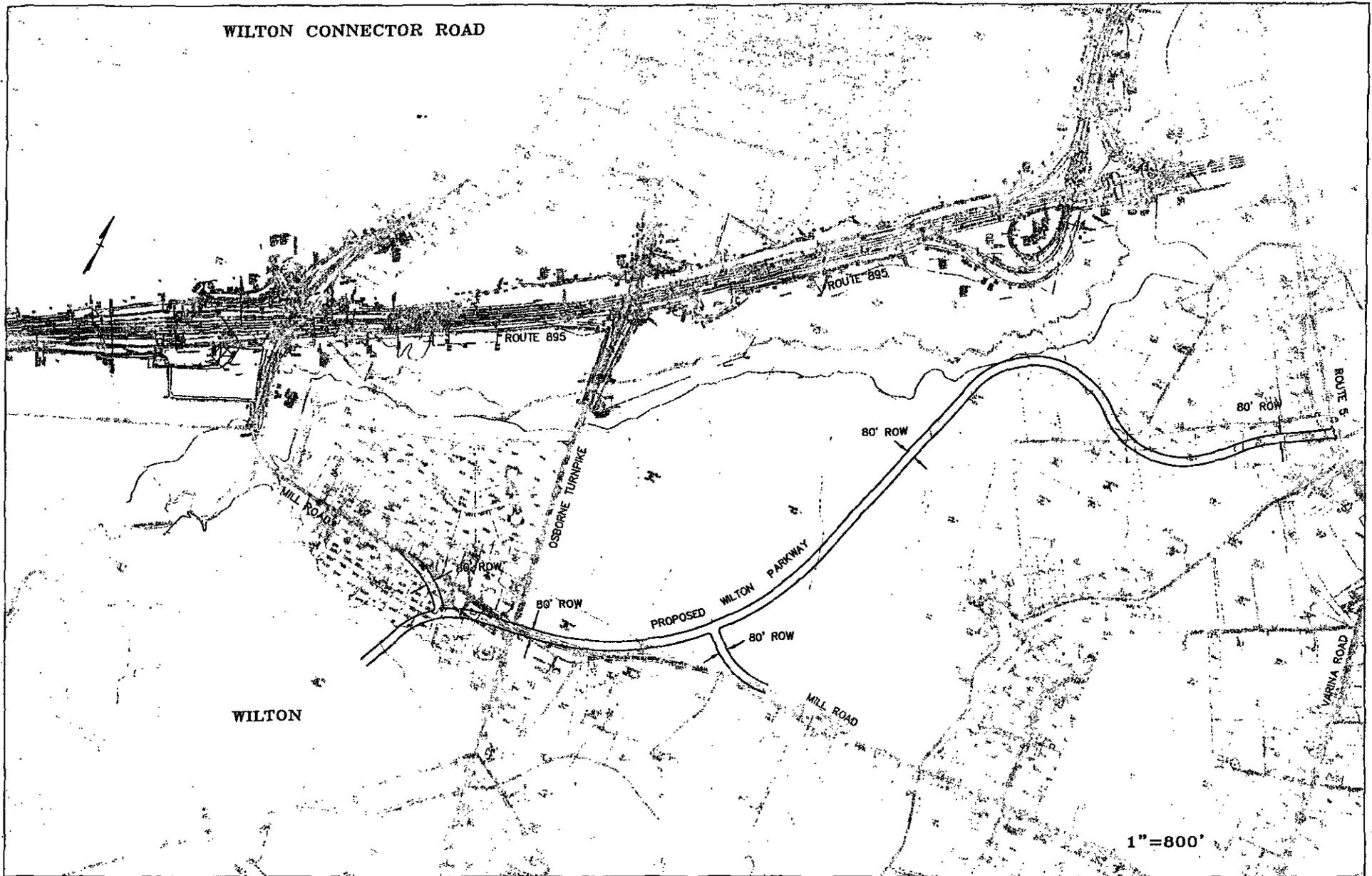


## 2018 Proposed Geometry for Total Traffic Volumes (Internal Network)

C-56C-04

Figure  
V

WILTON CONNECTOR ROAD



1"=800'

C-56C-04