

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

C-23C-06
Zoning
 Townhomes for Sale
 Varina District
 400 Feet
 PS March 2006 Ref: 822-722-0609



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 28, 2006

Mr. Gene Davis
5730 Williamsburg Road
Sandston, VA 23150

Re: Conditional Rezoning Case C-23C-06

Dear Mr. Davis:

The Board of Supervisors at its meeting on June 27, 2006, granted your request to conditionally rezone from R-4 and R-3 One Family Residence Districts to RTHC Residential Townhouse District (Conditional), Parcel 822-722-0609, described as follows:

Beginning at a point on the north line of North Jerald Street and the east line of South Kalmia Avenue; thence along the east line of South Kalmia Avenue, N 50°27'15" E, a distance of 36.99', to a point; thence, leaving the east line of South Kalmia Avenue, S 74°40'11" E, a distance of 100.08', to a point; thence S 88°08'38" E, a distance of 63.72', to a point; thence N 85°00'07" E, a distance of 81.12', to a point; thence N 39°43'15" W, a distance of 50.00', to a point; thence N 50°27'15" E, a distance of 133.34', to a point; thence S 33°25'23" E, a distance of 141.49', to a point; thence S 33°21'40" E, a distance of 742.02', to a point; thence S 79°26'17" W, a distance of 371.81', to a point on the north line of East Jerald Street; thence, along the north line of East Jerald Street, N 33°20'19" W, a distance of 859.70', to the point of beginning; being all of Parcel 822-722-0609 and containing 6.567 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 23, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum Size of Units:** The minimum square footage of finished floor area shall be fourteen hundred (1,400) square feet per unit. The minimum width of the units shall be 20'.

2. **Conceptual Plan:** The site plan shall be developed in substantial conformance with the Conceptual Plan Exhibit A (see case file). There shall be no more than seven (7) units in a row within the entire development. Units shall have a minimum front yard setback of 18 feet.
3. **Density:** The property shall not exceed 44 units.
4. **Architectural Design:** The townhomes shall be built in substantial conformance to Exhibit B (see case file). No units with the same architectural design shall be adjacent to one another.
5. **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, stone, and/or vinyl siding excluding windows, doors, breezeways, and other architectural features. The exposed exterior walls below the first floor level shall be finished with brick or stone. A minimum of 50% of the total facade space (i.e. in the aggregate for the entire project) shall be brick or stone. Any single attached row of units shall have a front facade space of at least 40% brick or stone. Any end of a principal building facing a parking area or public or private road constructed on the property shall be 40% brick. The side of any end unit facing the parking area or any public or private road shall have one of the following: one bay window (non-cantilevered if no basement), two regular windows, or other architectural feature to break up the visual mass. The owner and/or builder shall provide the percentage of brick or stone used on each facade for all buildings approved in the development upon the request of the Henrico Planning Department.
6. **Roofing:** Roofing material shall have a minimum twenty-five (25) year life and associated warranty.
7. **Fencing:** There shall be a minimum four and one half (4.5') foot high vinyl fence along the northeastern and southern property lines. There shall be no stockade-style wooden fences, chain link fencing, or barb wire fencing installed or constructed on the Property.
8. **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; an engineer shall certify the improvements.
9. **Access:** The property shall provide two points of access from Jerald Street unless the Department of Public Works determines the access points shown on the Conceptual Plan should not or can not be approved during the Plan of Development review in which case a single point of access shall be to Jerald

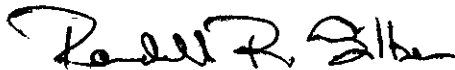
Street.

10. **Driveways:** There shall be no direct access from any lot to Jerald Street.
11. **Underground Utilities:** Except for junction boxes, meters, and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
12. **Mechanical Equipment:** Mechanical equipment shall be screened from public view at ground level in a manner approved at the time of POD review.
13. **Lighting:** Parking lot lighting shall be provided for the townhomes. 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 lighting offsite.
14. **Landscaping:** A landscape buffer shall be planted with 4 large deciduous trees or evergreen trees, 2 small deciduous trees or evergreen trees, and 16 shrubs for every 100 feet along E. Jerald Street. This buffer shall not be exclusive to required setbacks. Supplemental landscaping shall be provided along interior streets as required within the County Code, Section 24-106.2.
15. **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 at 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.
16. **Sound Suppression:** Interior walls shall be constructed with a combination of building materials and construction techniques to provide a minimum Sound Transmission Coefficient (STC) of 54. At the time of Plan of Development, and at the time of building permit application, the owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC.
17. **Ownership:** The townhomes shall be marketed as owner-occupied. The restrictive covenants required by proffer 20 shall prohibit rental of more than 15% of the units.
18. **Sidewalks:** Street-side 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.

19. **Dumpster Containers:** Except for the gates and doors, dumpster enclosures shall be constructed of the same materials as the principle structure. Gates and doors shall be opaque, substantial, and orientated to minimize the views of the enclosures from public rights-of-way, unless otherwise requested and approved at the time of Plan of Development. Support posts, gate frames, hinges, and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development. Concrete pavement shall be used where the refuse container pad and apron are located.
20. **Restrictive Covenants/Homeowners Association:** Prior to or concurrent with the conveyance of any part of the Property covered on the POD 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 the units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, common areas, roads, and unit exteriors. Parking of recreational vehicles, boats, and campers shall be prohibited.
21. **Amenities:** A tot lot shall be provided in a location to be determined at the time of POD review.
22. **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 of the unaffected part of any such proffer.

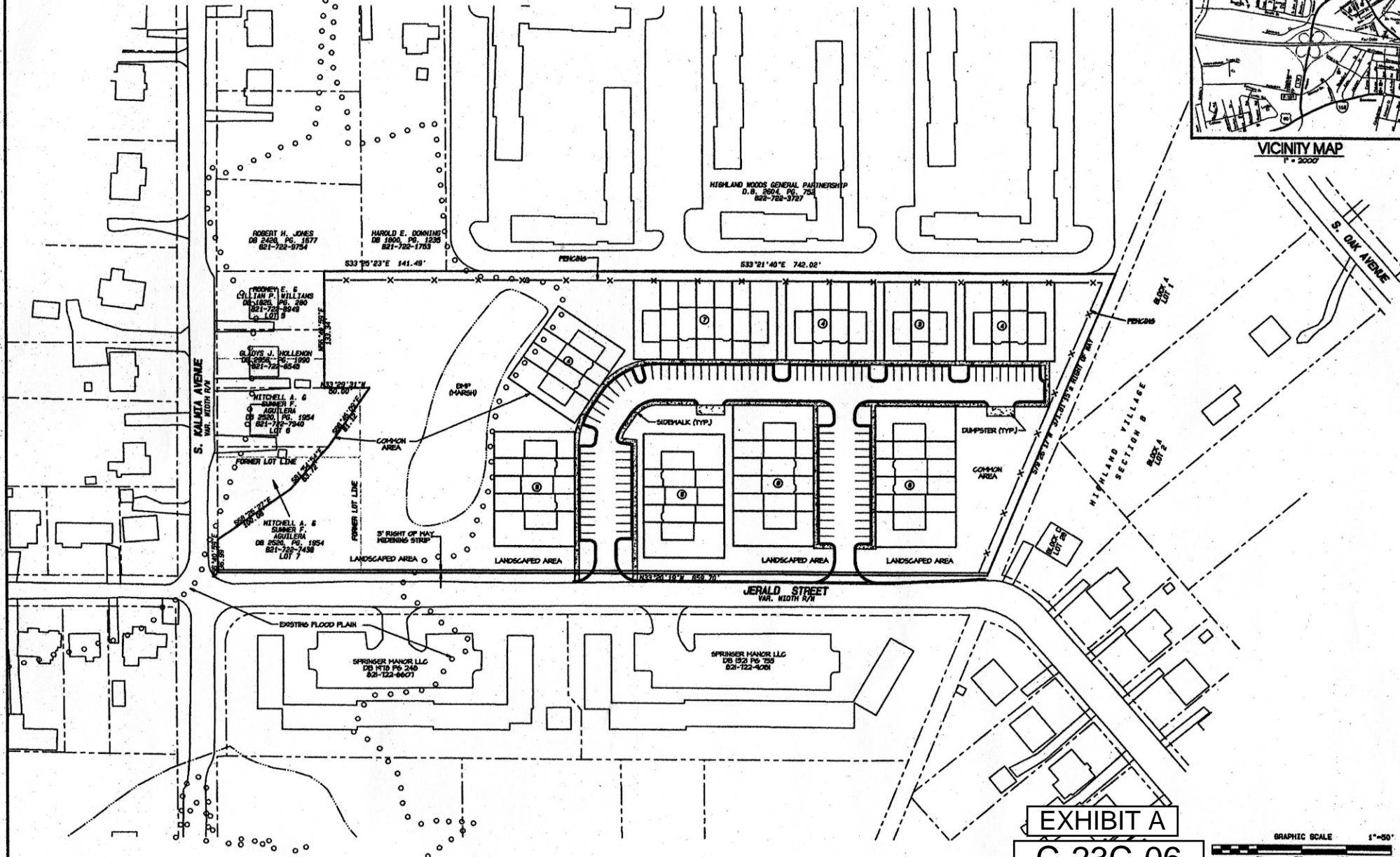
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



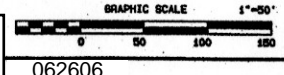
for Virgil R. Hazelett, P.E.
County Manager

pc: Springer Manor, LLC
Courtney Fisher
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning



VICINITY MAP
1" = 200'

EXHIBIT A
C-23C-06



EDA ENGINEERING DESIGN ASSOCIATES
 ARCHITECTS • ENGINEERS • CONSTRUCTION MANAGER • SURVEYORS • ENVIRONMENTAL SCIENTISTS

6025 LAUREL AVENUE • RICHMOND, VIRGINIA, 23231
 804-284-9790 • FAX: 804-284-0794

REVISION	NO.	DATE	DESCRIPTION
	1		PER COUNTY COMMENTS

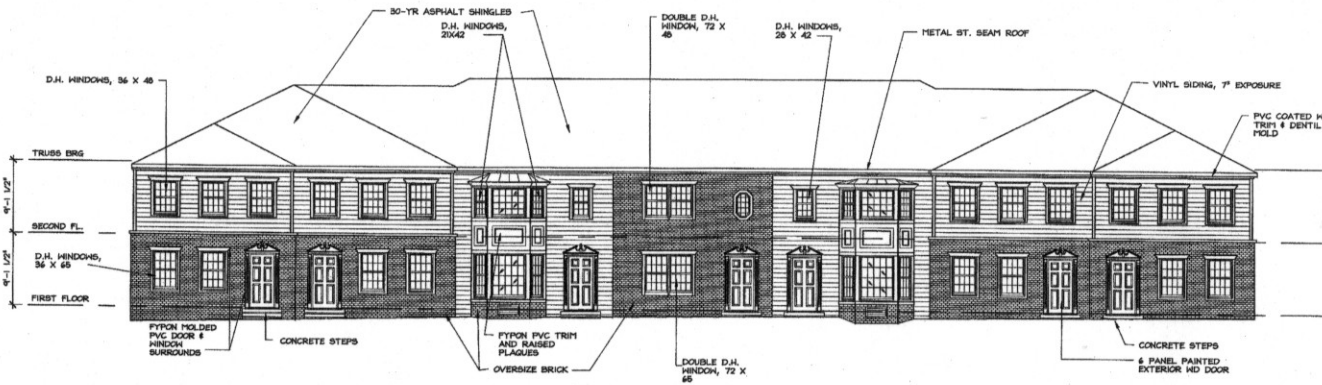
HIGHLAND SPRINGS TOWNHOMES
 VIRGINIA DISTRICT, HENRICO COUNTY, VIRGINIA

PRELIMINARY SUBDIVISION LAYOUT

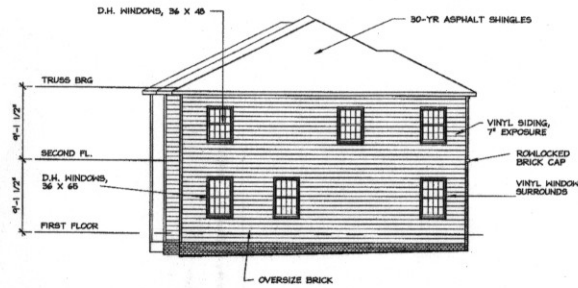
DRAWN BY: JENNY GREENSPERGER
 DATE: MAR. 05, 2008 PROJECT NO: 0305

DRAWING NO.	1	1
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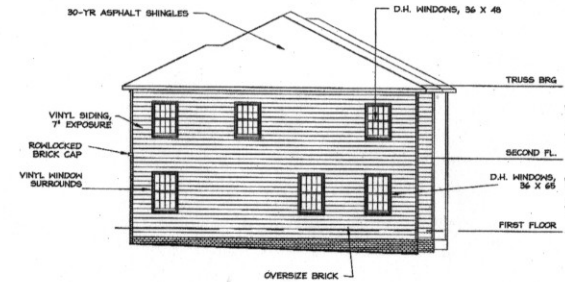
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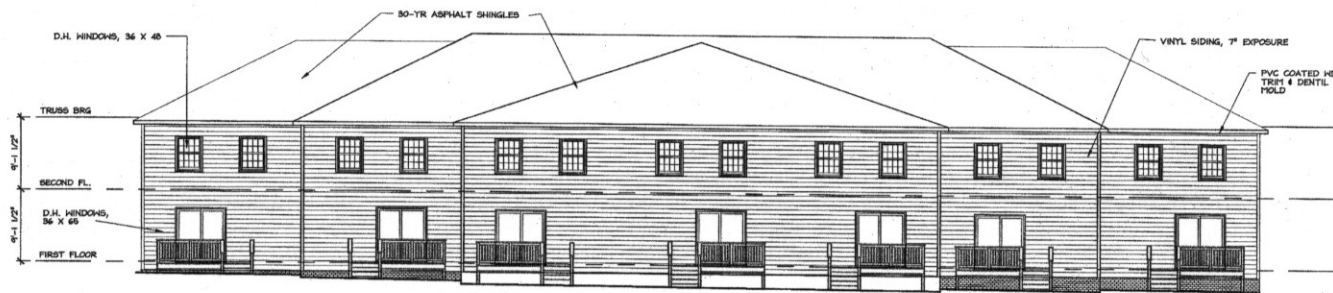
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FRONT ELEVATION**
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**7 UNITS
LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



**7 UNITS
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



**7 UNITS
REAR ELEVATION**
SCALE: 1/8" = 1'-0"

EXHIBIT B-1

C-23C-06

EDA
ENGINEERING DESIGN ASSOCIATES
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SURVEYORS • ENVIRONMENTAL SCIENTISTS

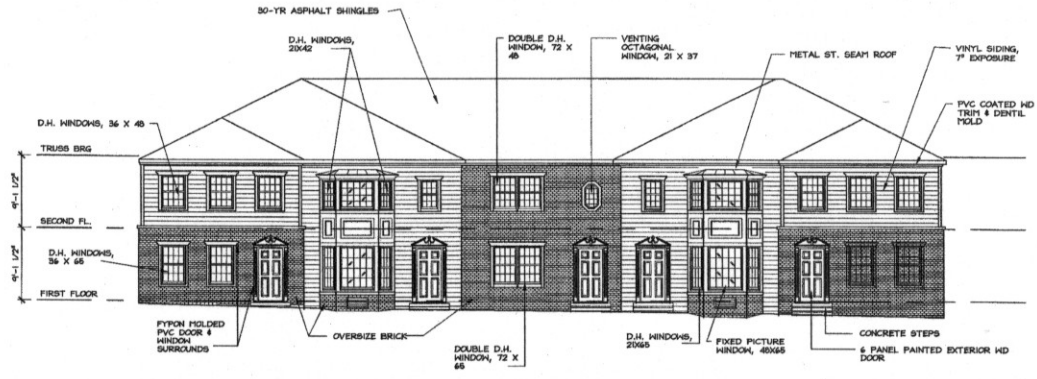
6625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PRELIMINARY
REVIEW
03/16/06

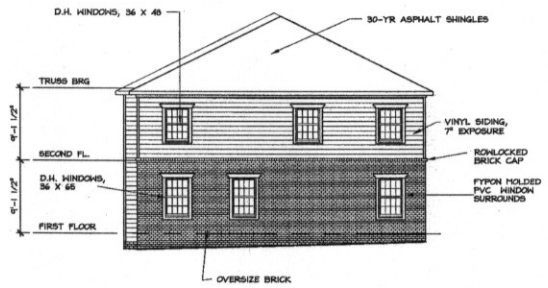
REVISION NO.	DATE	DESCRIPTION

TOWNHOMES - PRELIMINARY
VARNHOLSTREET • HENRICO COUNTY • VIRGINIA
BUILDING ELEVATIONS- 7 UNITS
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SCALE: 1/8" = 1'-0" DATE: MARCH 16, 2006 PROJECT NO. 09056

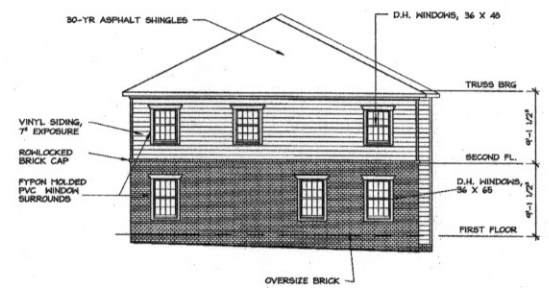
DRAWING NO:
4 of 8



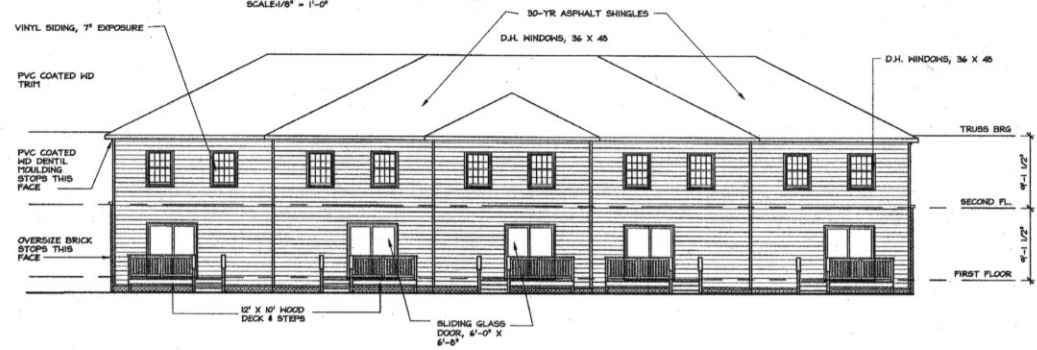
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SCALE: 1/8" = 1'-0"



**5 UNITS
LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



**5 UNITS
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



**5 UNITS
REAR ELEVATION**
SCALE: 1/8" = 1'-0"

EXHIBIT B-3
C-23C-06

EDA
ENGINEERING DESIGN ASSOCIATES
ARCHITECTS - ENGINEERS - CONSTRUCTION MANAGERS
SURVEYORS - ENVIRONMENTAL SCIENTISTS

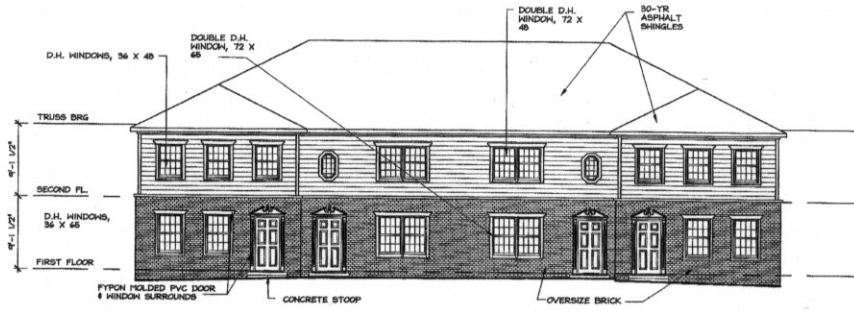
5626 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PRELIMINARY
REVIEW
03/16/06

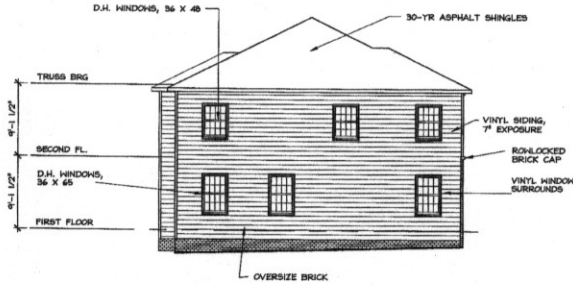
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W/ANNUAL SUBTRACT - HENRICO COUNTY - VIRGINIA
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DRAWN BY: LUCIANA CORDO
CHECKED BY: LUCIANA CORDO
DATE: MARCH 16, 2006
PROJECT NO. 05595

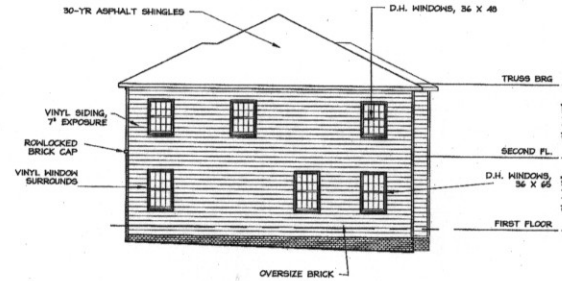
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6 of 8



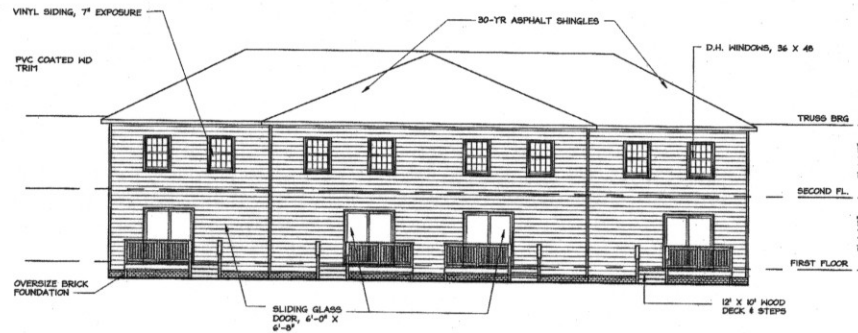
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FRONT ELEVATION**
SCALE: 1/8" = 1'-0"



**4 UNITS
LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



**4 UNITS
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



**4 UNITS
REAR ELEVATION**
SCALE: 1/8" = 1'-0"

EXHIBIT B-4

C-23C-06

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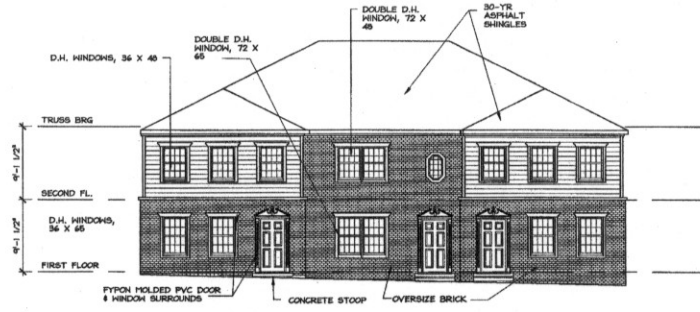
5525 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

**PRELIMINARY
REVIEW**
03/16/06

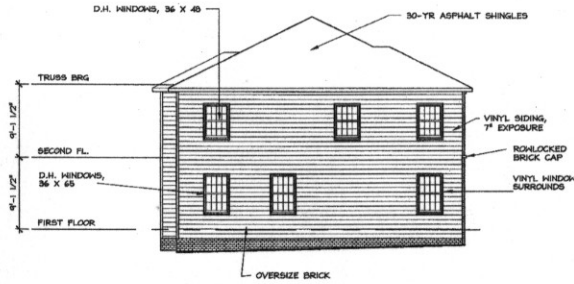
REVISION NO.	DATE	DESCRIPTION

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VIRGINIA SUBDIVISION - HENRICO COUNTY, VIRGINIA
BUILDING ELEVATIONS-4 UNITS
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SCALE: 1/8" = 1'-0"
CHECKED BY: LUCINDA COZZO
DATE: MARCH 16, 2006
PROJECT NO: 05865

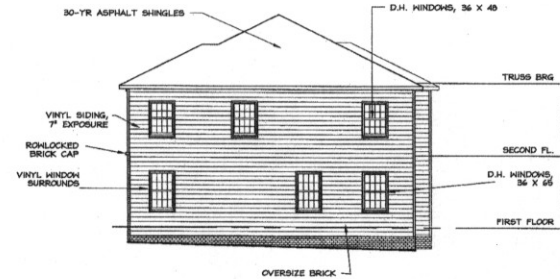
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7 of 8



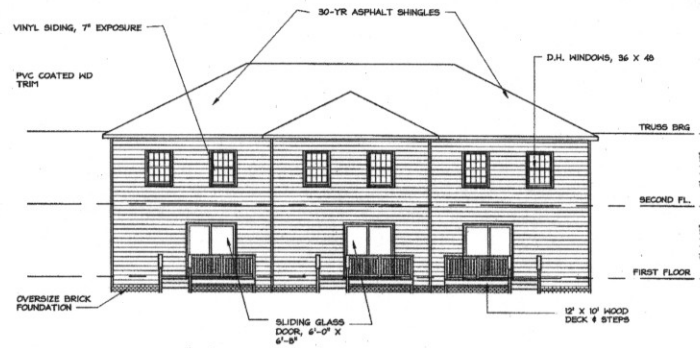
**3 UNITS
FRONT ELEVATION**
SCALE: 1/8" = 1'-0"



**3 UNITS
LEFT ELEVATION**
SCALE: 1/8" = 1'-0"



**3 UNITS
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"



**3 UNITS
REAR ELEVATION**
SCALE: 1/8" = 1'-0"

EXHIBIT B-5

C-23C-06

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5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PRELIMINARY
REVIEW
03/16/06

REVISION NO.	DATE	DESCRIPTION

TOWNHOMES - PRELIMINARY
VIRGINIA - INDEPENDENT COUNTY - VIRGINIA
BUILDING ELEVATIONS-3 UNITS
DRAWN BY: LUCINDA CORDO
CHECKED BY: LUCINDA CORDO
SCALE: 1/8" = 1'-0"
DATE: MARCH 16, 2006
PROJECT NO. 05855

DRAWING NO.
8 of 8