



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

May 20, 2014

Wilton Acquisitions
Attn: Mr. Hank L. Wilton
9568 Kings Charter Drive
Ashland, VA 23005-6160

Re: Rezoning Case REZ2014-00006

Dear Mr. Wilton:

The Board of Supervisors, at its meeting on May 13, 2014, approved your request to conditionally rezone from R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional) Parcels 768-751-4119, -2435, -0638, -1362, 767-750-8298, 767-751-8651, and 768-750-0490 containing 24.54 acres, located on the south line of Wistar Road approximately 160' west of its intersection with Walkenhut Drive, described as follows:

Commencing at the Point of Beginning; thence S 08°43'30" W, a distance of 1538.72 feet; thence N 57°33'40" W, a distance of 961.59 feet; thence N 16°57'57" E, a distance of 1069.28 feet; thence S 88°37'21" E, a distance of 733.15 feet to the Point of Beginning, containing 24.54 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated May 13, 2014, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Maximum Number and Size of Units.** The number of dwellings to be constructed onsite shall not exceed one hundred nine (109) units. The minimum square footage of finished floor area shall be 1,600 sq. ft. for both the two and three story units. The average square feet of finished floor area for all the units shall be 1,800 sq. ft. at the end of the project.

The applicant shall maintain a record of the finished floor area of each unit and submit to the County on a quarterly basis to insure the minimum 1,800 sq. ft. average finished floor area of all units.

2. **Conceptual Plan.** Development of the Property shall be in substantial conformance with the attached conceptual site plan, Exhibit 'A' (see case file) unless otherwise approved by the Planning Commission at the time of Plan of Development approval. In no case shall any 3-story units be located adjacent to single family homes. The

location of 3-story units shall be in conformance with Exhibit 'A' (see case file). No dwelling unit shall back up to Wistar Road, unless approved by the Planning Commission. There will be no more than seven (7) units in a row in the entire development.

3. **Exterior Materials.** These units are to be built in a Craftsman Style Architecture which incorporates different exterior materials in various amounts. 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 design features. The visible portions of exterior building foundations shall be constructed of brick or stone. A minimum of thirty percent (30%) of the total front façade space (ie., in the aggregate for the entire project) shall be brick or stone. Any single attached row of units shall have front façade space of at least fifteen (15%) percent brick or stone.

The applicant shall maintain a record of percentages of the materials for the front of the units where required and shall provide such lists at the time of each building permit.

The front stoop and steps of each dwelling unit shall be constructed of brick or stone.

4. **Exterior Elevations.** The dwelling units on the Property shall have an exterior architectural style and use design elements similar to the concept drawings attached as Exhibit 'B' (see case file), which such renderings are conceptual in nature and are provided only as an illustration of the quality of the design and architectural style of such buildings. In addition, per Exhibit 'C' (see case file) the side and back elevations are herein submitted as a part of this case. To minimize visual repetition of buildings, no two adjacent buildings shall have the same identical individual elevation sequence pattern across the front of the building.
5. **Buffers.** There shall be a twenty (20) foot buffer and tree save area along the eastern property line as it abuts single family homes in the Walkenhut Estates Subdivision, subject to the removal of fallen, diseased or dead plant growth, except to the extent necessary for utility easements, including drainage. There shall also be a twenty-five (25) foot buffer along Wister Road.
6. **Fences.** Fencing of white vinyl 6' high shall be used in the 20' buffer area adjacent to the Walkenhut Estates Subdivision and fencing of white vinyl 6' high shall be used in the 10' buffer along the western property line adjacent to GPIN #767-751-2632. Additionally a white vinyl 6' high fence shall be installed along the southern development area as indicated on the concept plan (see case file). The 25' buffer along Wistar Road shall contain a decorative metal fence with brick or stone columns 50' on center with a wrought iron appearance and to be landscaped per Exhibit 'D' (see case file). Wooden stockade style fences shall be prohibited.
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 Public Road Standards and specifications with respect to pavement design and road width. All roads to be at least 24' in width. Prior to the issuance of the 21st Certificates of

Occupancy, 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 as to width. This can be done in phases.

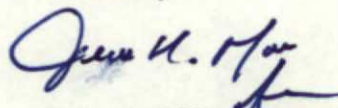
8. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
9. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of POD review.
10. **Lighting.** All lighting for the townhouses and additional parking areas will be by residential light posts. Parking lot lighting standards shall not exceed 15' in height and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
11. **Signage.** Any detached signs on the Property shall be ground mounted, monolithic-type signs. The entrance sign and landscaping shall be constructed substantially similar to Exhibit 'E' (see case file) and shall include brick, brick veneer, stone, synthetic stone or similar masonry material with wrought iron accents. Such signs shall not exceed six (6) feet in height as measured from the grade of 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.
12. **Sound Suppression.** Walls between units shall have a minimum sound transmission coefficient rating of 54.
13. **Ownership.** The townhouses shall be marketed as owner-occupied.
14. **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 in the development.
15. **Trash Pickup and Street Cleaning.** There shall be no trash pickup or street cleaning between the hours of 9:00 p.m. and 7:00 a.m. any day of the week. There shall be no street cleaning or trash pick-up on Sundays. There shall be no central trash receptacles.
16. **Mailboxes.** All mailboxes shall be of a uniform design.

17. **Model Home.** No more than two (2) dwelling units on the Property may be used for a model home. The garage for any such dwelling unit may be used for the office for the model home, provided that such office shall be converted to a garage when the dwelling unit is no longer used as a model home.
18. **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.
19. **Construction Hours.** The hours of exterior construction activities, including operation of bulldozers and other earth) moving equipment shall be between 7:00 a.m. and 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 and utility connections. Hours shall be posted in both English and Spanish during construction of community. Sunday hours shall be between 9:00 a.m. and 5:00 p.m.
20. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the property, such portions (s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works, and such portions (s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
 - a. Stormwater management and retention areas;
 - b. Ponds, lakes and similar areas intended as aesthetic or recreational amenities or wildlife habitats;
 - c. Access drives, utility easements, signage, walkways and recreation facilities installed in a manner to minimize their impacts; and
 - d. Such additional uses to be uses identified in (a), (b), and (c) above as may be deemed compatible and of the same general character by the Director of Planning pursuant to Chapters 19 and 24 of the County Code.
21. **BMP's.** Should any above ground BMP be required the BMP shall be landscaped per the Planning Commission and maintained by the homeowners' association of the RTHC zoned property. Any wet BMP required shall be aerated.
22. **Chimneys.** Any dwellings with a fireplace other than direct vent gas fireplaces or appliances shall have masonry chimneys faced with brick or stone similar to the foundation.
23. **Irrigation.** Front and side yards shall be sodded and irrigated.
24. **Garages.** Each residential garage on the Property shall be constructed with at least a one (1) car garage which can accommodate a car parked inside. Each garage shall have a minimum interior dimension clear space at the time of construction of eleven (11) feet wide by eighteen (18) feet deep. Attached garages shall be integrated into the overall design and massing of the house. Windows shall be offered as an option for garage doors. All garage doors shall have, at a minimum,

- one architectural detail, including but not limited to windows, carriage door handles, exposed hinges or accent columns.
25. **Driveways.** All driveways shall be constructed of either cobblestone, brick, asphalt pre-cast pavers, concrete or other similar materials approved by the Director of Planning. There shall be no driveways that directly access Wistar Road.
 26. **Interior Sidewalks.** Sidewalks a minimum of four (4) feet in width shall be provided in front of all buildings.
 27. **Trees and Landscaping.** There shall be at least one (1) tree with a minimum caliper of two and a half (2-1/2) inches at the time of planting, retained or planted on each side of each building. Landscape plans shall be subject to Planning Commission review. Once approved, minor alterations to the plan may be approved by the Director Planning.
 28. **Foundations Planting.** Each townhome shall have a minimum of four (4) shrubs planted along the front foundation.
 29. **Perimeter Sign.** The Developer shall install signage noting the tree save area against the Walkenhut Estates Subdivision. No trespassing signs will be installed around the perimeter of the wetlands.
 30. **Sidewalk.** A standard 4' wide sidewalk, with a 2' wide utility strip, shall be installed along the entire frontage of Wistar Road.
 31. **Graveyard.** Prior to POD approval the owner or developer shall have a visual examination survey performed by a registered professional archeologist to determine whether any graves exist on the property. If any graves are discovered, either prior to or during construction, the owner or developer shall either remove and reinter the remains or shall protect the remains and provide an ingress/egress easement, all as required by law.

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: Wistar Creek, LLC
John M. Dunnavant, Jr., TRS
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools
Director, Real Estate Assessment

H:\212023.04 WISTAR WOODS TOWNHOUSE CONCEPT PLAN\TOWN MEETING EXHIBITS\COLOR EXHIBIT A.DWG Plotted: Mar 21, 2014 - 3:26pm



SITE DATA

OWNER:
 WISTAR CREEK, LLC
 6912 THREE CHOPT ROAD
 SUITE A
 RICHMOND, VA 23226

CONTRACT PURCHASER/DEVELOPER:
 HANK WILTON
 9568 KINGS CHARTER DRIVE
 SUITE 100
 ASHLAND, VA 23005
 ATTN: STEVE FARIS

ENGINEER:
 RESOURCE INTERNATIONAL, LTD
 9560 KINGS CHARTER DRIVE
 ASHLAND, VA 23005
 ATTN: SCOTT COURTNEY

PARCELS:
 768-751-4119
 768-751-2435
 767-750-8298
 767-751-8651
 768-750-0490
 768-751-0638
 768-751-1362

ZONING:

EXISTING R-3
 PROPOSED RTH

UTILITIES: COUNTY WATER AND SEWER

TOWNHOUSE SUMMARY:

28' WIDE UNITS: 51 UNITS
 20' WIDE UNITS: 56 UNITS
 TOTAL UNITS: 107 UNITS

PARKING REQUIRED:

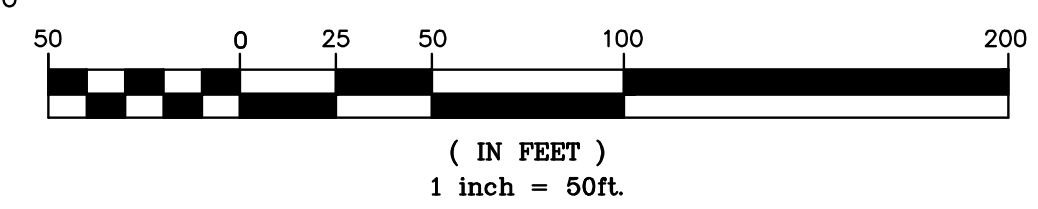
2.25 SPACES PER PER UNIT
 107 X 2.25 = 240.75 (USE 241)

PARKING PROVIDED:

2 SPACES ON EACH LOT = 214 SPACES
 OPEN/VISITOR PARKING = 29 SPACES
 TOTAL SPACES PROVIDED = 243 SPACES

DENSITY:

TOTAL ACREAGE = 24.54 ACRES
 PROPOSED UNITS = 107
 UNITS PER ACRE = 4.40



REVISIONS:

DESIGNED: SB/MSC
 DRAWN: SB
 CHECKED: MSC
 DATE: 03-19-2014

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WISTAR TOWNHOUSES
CONCEPTUAL LAYOUT
HENRICO COUNTY, VIRGINIA
 EXHIBIT "A"
 CONCEPTUAL LAYOUT PLAN

PROJECT NO.:
212023.04
 SHEET:
1 OF 1

RESOURCE INTERNATIONAL, LTD.
 ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
 P.O. BOX 6160 • 9560 KINGS CHARTER DRIVE • ASHLAND, VA 23005
 (804) 550-9200 FAX (804) 550-9259

PRELIMINARY

EXHIBIT A
REZ2014-00006

032514



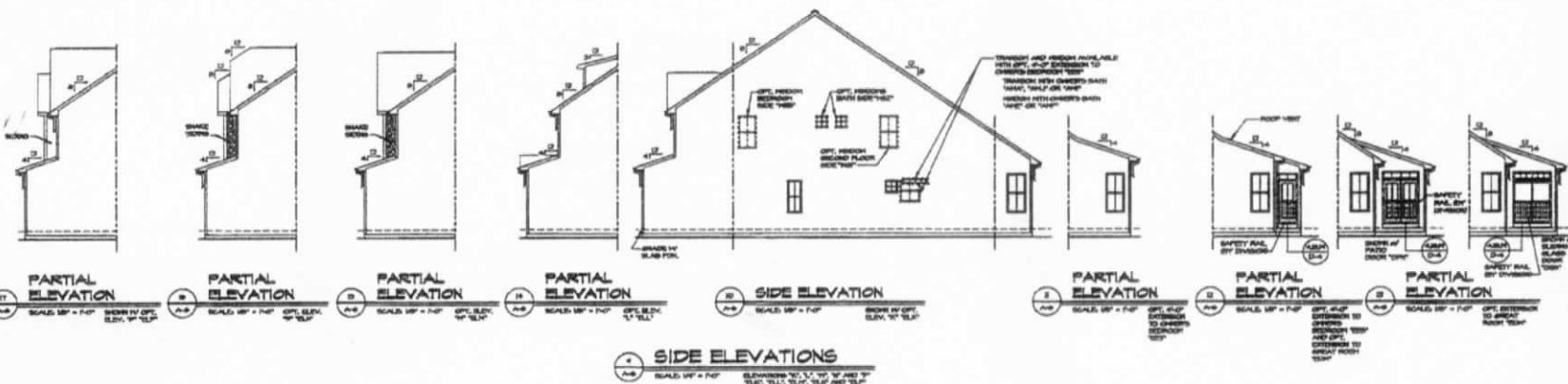
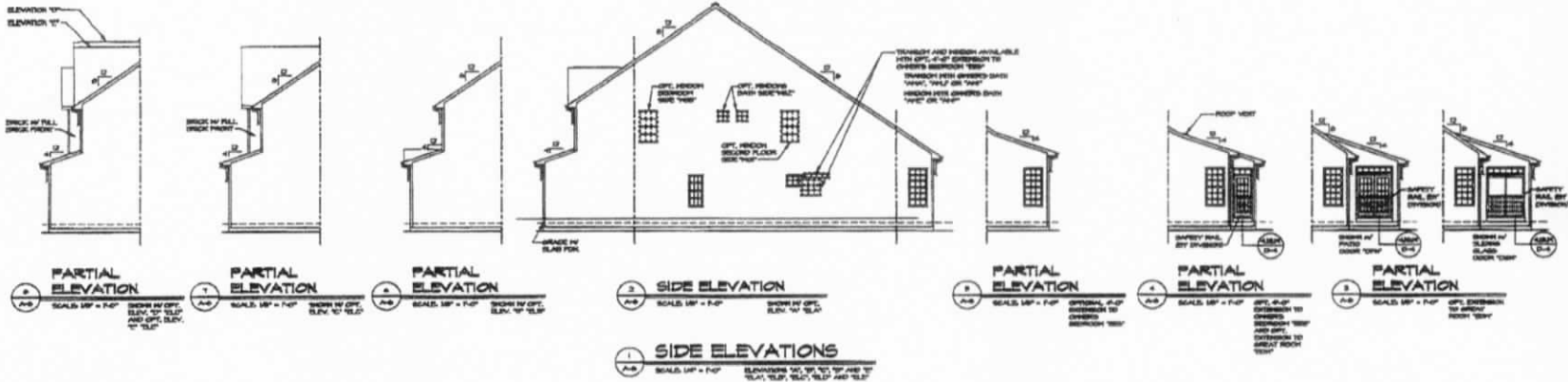
EXHIBIT B

REZ2014-00006



EXHIBIT B

REZ2014-00006



NOTES
1. SHOW HEIGHT TYPICAL IN ALL SIDE ELEVATIONS UNLESS OTHERWISE NOTED.

EXHIBIT C
REZ2014-00006

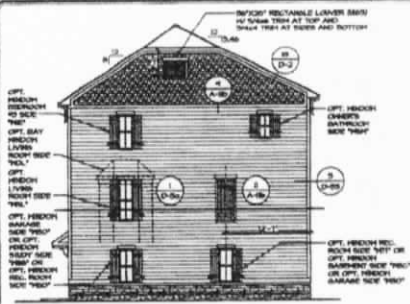
NOTES

1. SHOW HEIGHT TYPICAL IN ALL SIDE ELEVATIONS UNLESS OTHERWISE NOTED.
2. SHOW HEIGHT TYPICAL IN ALL SIDE ELEVATIONS UNLESS OTHERWISE NOTED.
3. SHOW HEIGHT TYPICAL IN ALL SIDE ELEVATIONS UNLESS OTHERWISE NOTED.
4. SHOW HEIGHT TYPICAL IN ALL SIDE ELEVATIONS UNLESS OTHERWISE NOTED.

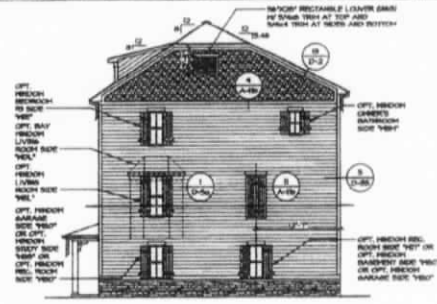
NVR
NORTH VALLEY REGIONAL VENDOR REGISTRATION
7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SHUFFIN HALL
A-6
DATE: 1/20/14
BY: JLD

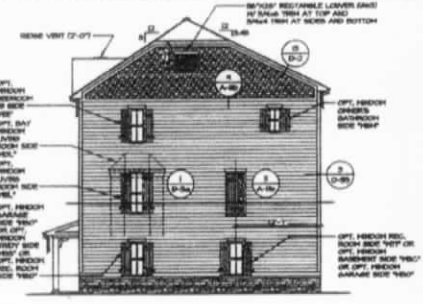
4-5



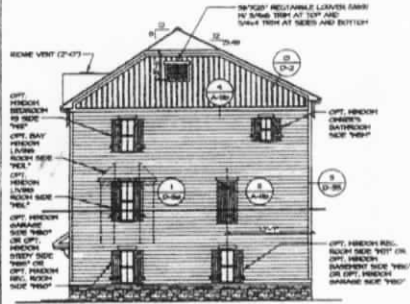
1 SIDE ELEVATION "K"
SCALE: 1/8" = 1'-0" HALIGHT 1960, 1970, 1980



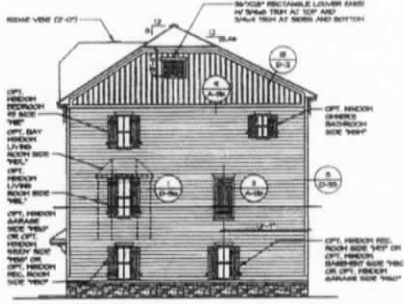
2 SIDE ELEVATION "L"
SCALE: 1/8" = 1'-0" HALIGHT 1960, 1970, 1980



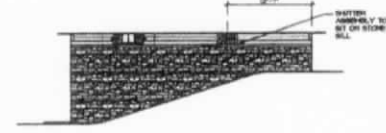
3 SIDE ELEVATION "M"
SCALE: 1/8" = 1'-0" HALIGHT 1960, 1970, 1980



4 SIDE ELEVATION "N"
SCALE: 1/8" = 1'-0" HALIGHT 1960, 1970, 1980



5 SIDE ELEVATION "P"
SCALE: 1/8" = 1'-0" HALIGHT 1960, 1970, 1980



6 PARTIAL SIDE ELEVATION
SCALE: 1/8" = 1'-0" REAR HALIGHT 1960

SHEET NO. 102020 REVISIONS DATE: 10/20/14 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES PROJECT NO. 14-00006	TITLE: SIDE ELEVATIONS
	SCALE: 1/8" = 1'-0"
PROJECT NO. 14-00006 SHEET NO. 14-3	TOTAL SHEETS: 14-3 SHEET TITLE: SIDE ELEVATIONS
PROJECT NAME: REZ2014-00006	PROJECT LOCATION: 14-3
PROJECT ADDRESS: 14-3	PROJECT CONTACT: 14-3
PROJECT PHONE: 14-3	PROJECT FAX: 14-3
PROJECT EMAIL: 14-3	PROJECT WEBSITE: 14-3
PROJECT START DATE: 14-3	PROJECT END DATE: 14-3
PROJECT STATUS: 14-3	PROJECT COMMENTS: 14-3

NOTES:
 1. OPTIONS, SIDE BAY FINISH AVAILABLE BY NUMBER OR RETAIL SHOP.
 2. SIDE ELEVATION.
 3. DIMS BY OPT. SIDE FINISHES (WELL) (ALSO OTHERSIDE WALL)

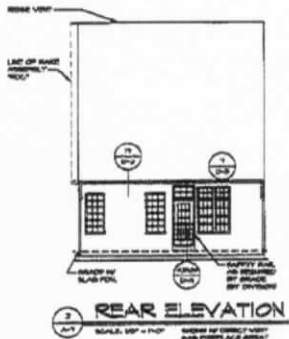
EXHIBIT C

REZ2014-00006



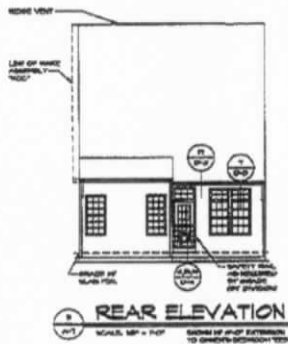
1 REAR ELEVATION

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



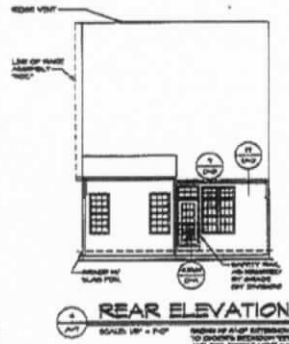
2 REAR ELEVATION

SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
SHOWN INTERIOR VIEW



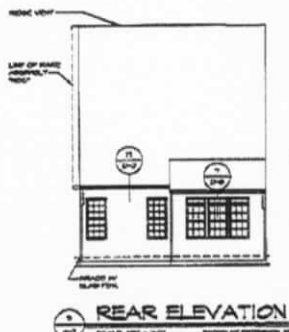
3 REAR ELEVATION

SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW



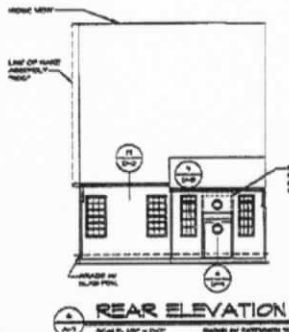
4 REAR ELEVATION

SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW



5 REAR ELEVATION

SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW



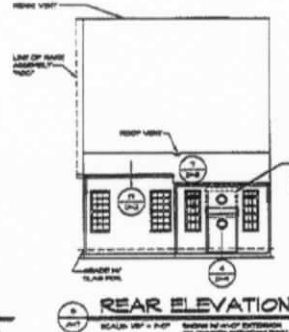
6 REAR ELEVATION

SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW



7 REAR ELEVATION

SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW



8 REAR ELEVATION

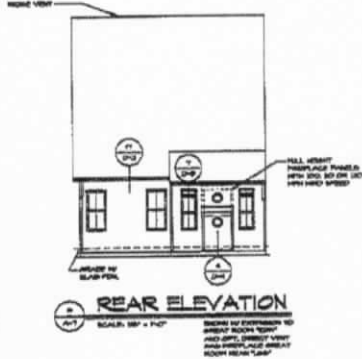
SCALE: 1/8" = 1'-0"
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW
GRADE OF CORNER VIEW
AND PROTRUSION ELEMENT
TO INTERIOR INTERIOR VIEW

NOTES:
1. VERIFY VERTICALITY OF ALL STRUCTURAL WALLS IN NON-STRUCTURAL HOTEL.

SHEET NO. A-7	PROJECT NO. 46	DATE 11/13/14	DRAWN BY JVA/JVA	CHECKED BY JVA/JVA	SCALE 1/8" = 1'-0"	TITLE REAR ELEVATION
		PROJECT NAME REAR ELEVATION	PROJECT LOCATION REAR ELEVATION	PROJECT OWNER REAR ELEVATION	PROJECT ARCHITECT REAR ELEVATION	PROJECT ENGINEER REAR ELEVATION

EXHIBIT C

REZ2014-00006



NOTES
 1. NOTES VISIBLE TYPICAL OF ALL SHEETS AND SHALL INCLUDE OTHERWISE NOTES.

EXHIBIT C

REZ2014-00006

5 of 7

SHEET NO. A-7	PROJECT GRIFFIN HALL 1000 S. 10TH AVENUE DENVER, CO 80202	DATE 11/11/14	SCALE 1/8" = 1'-0"
		DRAWN BY JPP	CHECKED BY JPP
SHEET NO. 48	PROJECT GRIFFIN HALL 1000 S. 10TH AVENUE DENVER, CO 80202	DATE 11/11/14	SCALE 1/8" = 1'-0"
DRAWN BY JPP	CHECKED BY JPP	DATE 11/11/14	SCALE 1/8" = 1'-0"

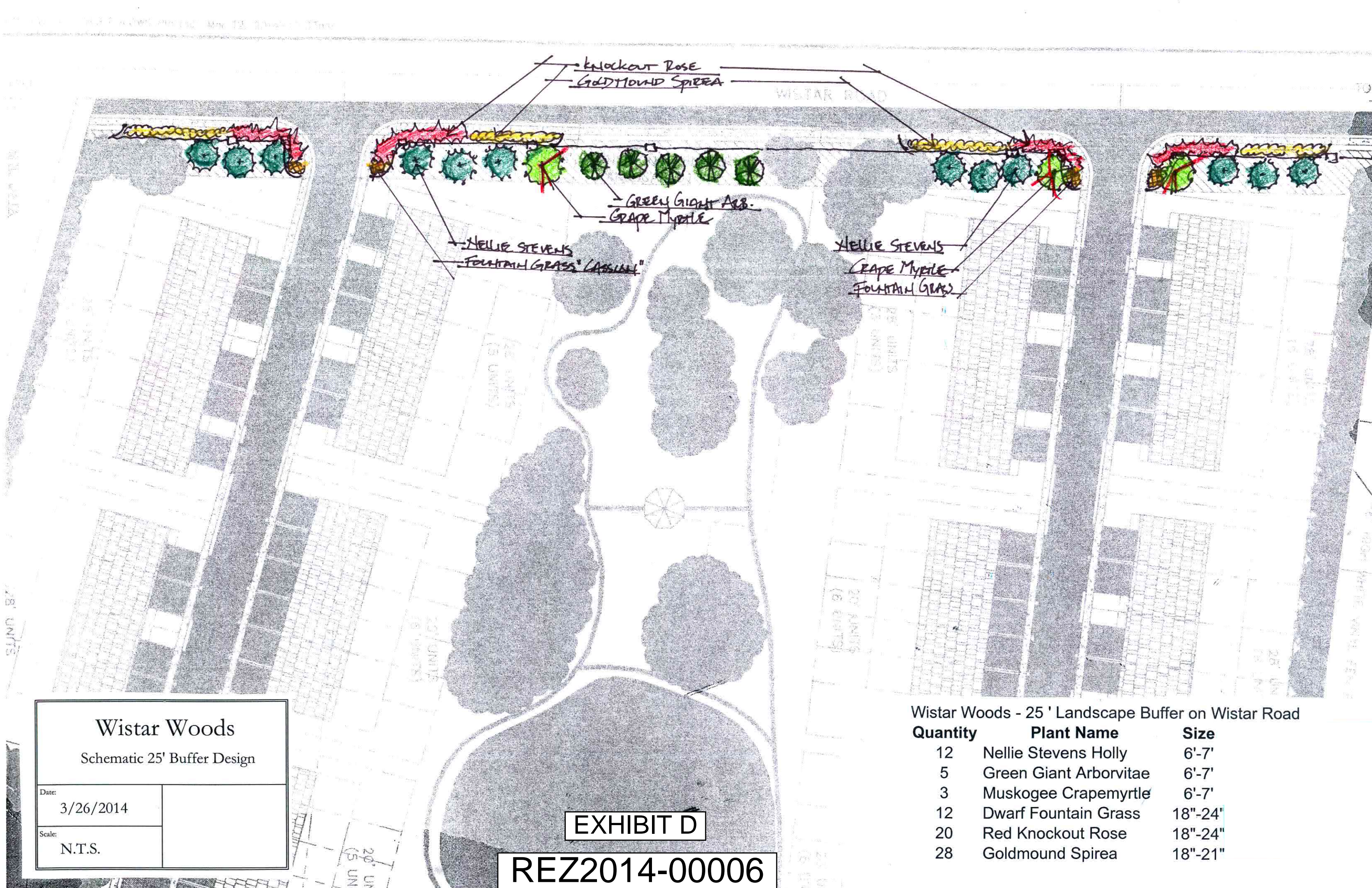


NOTES:
 1. WINDOW HEIGHTS TYPICAL AT ALL ELEVATIONS UNLESS OTHERWISE NOTED.

EXHIBIT C

REZ2014-00006 6 of 7

<p>DATE: 11/11/14 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES SCALE: 1/8" = 1'-0"</p>	
<p>NVR NATIONAL VENTURE REALTY 1111 N. 11TH ST., SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112</p>	
<p>PROJECT: GRIFFIN HALL DRAWING NO: A-7 FOUNDATION: REAR ELEVATION</p>	<p>DATE: 11/11/14 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES SCALE: 1/8" = 1'-0"</p>
<p>4/1</p>	<p>FOUNDATION: REAR ELEVATION</p>



Wistar Woods
Schematic 25' Buffer Design

Date:
3/26/2014

Scale:
N.T.S.

EXHIBIT D

REZ2014-00006

Wistar Woods - 25' Landscape Buffer on Wistar Road

Quantity	Plant Name	Size
12	Nellie Stevens Holly	6'-7'
5	Green Giant Arborvitae	6'-7'
3	Muskogee Crapemyrtle	6'-7'
12	Dwarf Fountain Grass	18"-24"
20	Red Knockout Rose	18"-24"
28	Goldmound Spirea	18"-21"



SINGLE FACED 3'-5" X 4'-7" CARVED HDU SIGN FACE W/
 "V" PRISMATIC CARVED COPY & LOGO. DECORATIVE WROUGHT
 IRON BACKER & CRAFTSMAN STYLE MASONRY COLOUMNS



11930-C OLD STAGE RD.
 CHESTER, VA 23831
 804-908-3008 FAX. 804-717-9948
 SKETCH PROPERTY OF WOODCRAFT SIGN SHOPPE, LLC.

EXHIBIT E
 REZ2014-00006

DATE: 03/11/2014
 FILE: WISTARWOODS2
 SCALE 1/2" = 1'-0"