





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

July 19, 2016

Wilkins-Bradley Realty Partners, LLC  
6641 W. Broad Street, Suite 101  
Richmond, VA 23230

Re: Rezoning Case REZ2016-00010

Dear Sirs:

The Board of Supervisors at its meeting on July 12, 2016, approved your request to conditionally rezone from R-0C One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) Parcel 737-750-7485 containing 7.57 acres located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways, described as follows:

Beginning at a point on the northern line of Ridgefield Parkway, said point being 25.35 feet west of Ridgefield Green Drive, and labeled P.O.B.; thence running west with the north line of Ridgefield Parkway along a curve to the right having a radius of 4543.66 feet, a length of 76.75 feet, a chord bearing of N 73°56'21" W, and a chord length of 76.75 feet to a point; thence N 73°27'19" W for 199.45 feet to a point; thence N 72°18'47" W for 23.67 feet to a PK nail; thence leaving said north line of Ridgefield Parkway with the lands currently in the name Wilton Commercial I, LLC and of Beverly Hills, Incorporated N 15°13'23" E for 360.02 feet to a point; thence along a curve to the left having a radius of 115.0 feet, a length of 126.63 feet, a chord bearing of N 16°19'26" W, a chord length of 120.33 feet to a point; thence N 47°52'15" W for 183.13 feet to a point lying on the east line of John Rolfe Parkway; thence running northeasterly along said east line of John Rolfe Parkway N 33°08'50" E for 48.27 feet to a point; thence N 41°26'18" E for 362.96 feet to an iron rod; thence N 86°44'28" E for 40.63 feet to an iron rod, lying on the western line of Ridgefield Green Drive; thence continuing along said western line of Ridgefield Green Drive in a southerly direction S 47°52'01" E for 97.36 feet to an iron rod; thence along a curve to the right having a radius of 451.06 feet, a length of 159.85 feet, a chord bearing of S 37°42'51" E and a chord length of 159.02 feet to a concrete monument; thence S 27°33'41" E for 33.89 feet to a concrete monument; thence along a curve to the right having a radius of 372.52 feet, a length of 151.75 feet, a chord bearing of S 15°53'20" E, a chord length of 150.70 feet to a concrete monument; thence along a curve to the right having a radius of 458.06 feet, a length of 151.76 feet, a chord bearing of S 05°16'15" W, a chord length of 151.07 feet to a concrete monument; thence S 14°45'45" W for 97.00 feet to an iron rod; thence S 16°46'01" W for 200.12 feet to an iron rod; thence S 14°45'45" W for 171.78 feet to an iron rod; thence along a curve to the right and having a radius of 25.00 feet, a length of 39.62 feet, a chord bearing of S 60°09'59" W and a chord length of 35.60 feet to the point of beginning and containing 7.5733 acres of land more or less.



The Board of Supervisors accepted the following proffered conditions, dated May 27, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The layout of the development shall be substantially similar in nature to that concept plan entitled "RIDGEFIELD GREEN DRIVE TOWNHOMES: Concept Plan", dated April 29, 2016, and attached hereto as Exhibit A (see case file).
2. **Density.** No more than 66 dwelling units will be developed on the Property.
3. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be between 7:00 a.m. and 7:00 p.m. Monday through Saturday and none on Sundays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and utility connections. Signs in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
4. **Minimum Finished Floor Area.** The minimum finished floor area for any dwelling unit shall be 1,540 square feet.
5. **Sound Suppression Measures.** Walls between dwelling units shall be constructed with a minimum certified sound transmission class (STC) of fifty-four (54). A cross section detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the STC, shall be included in the building permit application.
6. **Architecture.** To minimize visual repetition of buildings, no two adjacent buildings shall have the same identical elevation sequence pattern across the front of the building. All dwelling units shall have a front porch or stoop. The side of each end unit shall include at least two (2) windows and the rear of each unit shall include at least two (2) windows on each floor. Townhomes constructed on the Property shall generally be in conformance with Exhibit B (see case file) dated April 12, 2016, and attached hereto and by this reference made a part hereof, unless otherwise approved by the Planning Commission at the time of Plan of Development review.
7. **Building Materials.** All buildings shall have exposed exterior walls (above grade) of brick, stone, dryvit, vinyl siding, and/or cementitious siding (such as Hardiplank, or an equivalent), or a combination of the foregoing unless different architectural treatment or materials are specifically approved with respect to the exposed portion of any wall at the time of plan of development review. Fiberboard shall not be used as an exterior wall material. Roofing material shall have a minimum thirty (30) year life and associated warranty. Vinyl siding shall have long-lasting strength, resilience and resistance to everyday wear and tear, with a minimum thickness of 0.044".
8. **Chimneys.** The exposed portions of all fireplace chimneys shall be of brick, stone, cultured stone, or siding similar to the exterior treatment of the building. The exposed



bases of all chimneys shall be of the same material as the dwelling foundation. This proffer shall not apply to direct-vent gas fireplaces or appliances.

9. **Foundations.** The exposed exterior portions of all foundations below the first floor level shall be finished with brick, stone or cultured stone. On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches of brick, stone or cultured stone visible above grade. For reasons associated with required site grading, the requirements of this proffer may be modified or waived by the Director of Planning for individual side or rear façades.
10. **Foundation Planting.** Each townhome shall have a minimum of four (4) shrubs planted in the front planting bed.
11. **Irrigation.** Front and side yards shall be sodded and irrigated.
12. **Exterior Lighting.** Each townhome shall have exterior wall lights at the front door. Any pole mounted lights provided in the front yard of any lot shall be wired separately to allow such lights to stay on at night, shall not exceed 6 feet in height and shall be of a decorative, residential style. Street lighting parking lot lighting, and common area lighting shall be of a decorative, residential style and not to exceed 15 feet in height. Any lighting on the rear of a townhome shall be produced from concealed sources of light (such as shoebox type fixtures), and shall be directed to minimize glare on public roads and adjacent properties.
13. **Roads.** Prior to the issuance of any Certificate of Occupancy, the applicant shall provide the Planning Department with certification from a licensed engineer that the roadways within the project were constructed according to the approved subdivision plan, and in compliance with Henrico County road design standards and specifications (except as to pavement width, turning radii, cul-de-sac dimensions, curb type, and underdrains), to include proper compaction of the sub-base soils, utility trenches, base stone, and asphalt surface. The internal roadways shall be private and shall be maintained by a homeowners' association.
14. **Driveways.** There shall be no individual unit driveways that directly access Ridgefield Green Drive, John Rolfe Parkway or Ridgefield Parkway. Where driveways exist, all shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning.
15. **Sidewalks.** A continuous sidewalk a minimum of four (4) feet in width shall be provided in front of all townhome buildings.
16. **Trash.** There shall be no central trash receptacles.
17. **Underground Utilities.** All proposed new utilities except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines, shall be placed underground, unless technical or environmental reasons require otherwise.



18. **BMPs.** Should any permanent BMP be required, the BMP shall be landscaped as approved by the Planning Commission at the time of Plan of Development review and shall be maintained by the homeowners' association of the Property. Any permanent wet BMP shall be aerated and landscaped as an amenity.
19. **Buffers.** A minimum 25 feet wide buffer shall be provided along Ridgefield Green Drive, John Rolfe Parkway, and Ridgefield Parkway as shown on the Concept Plan (Exhibit A), (see case file) and shall be planted to a quantity to meet at a minimum the Transitional Buffer 25 standard through one or more of a combination of the preservation of existing vegetation, supplemental planting, or berms. Any plantings within the buffer along Ridgefield Green Drive shall be located to maximize the screening of such buffer, as may be approved by the Planning Commission at the time of landscape plan review. Any new drainage or utility easements passing through the buffer shall do so in a generally perpendicular manner.
20. **Entrance Feature.** At a minimum, a landscaped entrance feature shall be located at the entrance for the development in the general area as shown on the Concept Plan (Exhibit A) as "entry feature" (see case file). Any detached sign shall not exceed six feet in height and shall not be internally illuminated.
21. **Gathering Area.** Recreational gathering areas shall be built on the Property in the areas generally shown as "park" on the Concept Plan (Exhibit A), (see case file). Such recreational area shall include various improvements, such as benches, tables, gazebo, landscaping and other passive or active amenities, to facilitate community activities.
22. **Restrictive Covenants.** Prior to or concurrent with the recordation of the first subdivision plat approved by the County, 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 the property.
23. **Association.** There shall be a homeowners' association, the members of which shall be the owners of the townhomes. The homeowners' association shall be responsible for the enforcement of the restrictive covenants, including but not limited to, the maintenance of common areas and a BMP.
24. **Access.** No direct vehicular access to the Property from Ridgefield Green Drive, John Rolfe Parkway, and Ridgefield Parkway shall be permitted, unless otherwise requested by the Applicant and approved by the Planning Commission at the time of Plan of Development review.
25. **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 of the unaffected part of any such proffer.

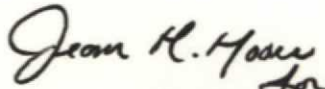
Wilkins-Bradley Realty Partners, LLC

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

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas". The signature is fluid and cursive, with a large, stylized "J" and "V".

John A. Vithoulkas  
County Manager

pc: Episcopal Diocese of Virginia  
Andrew M. Condlin, Esquire  
Director, Real Estate Assessment  
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools



# RIDGEFIELD GREEN DRIVE TOWNHOMES:

Concept Plan

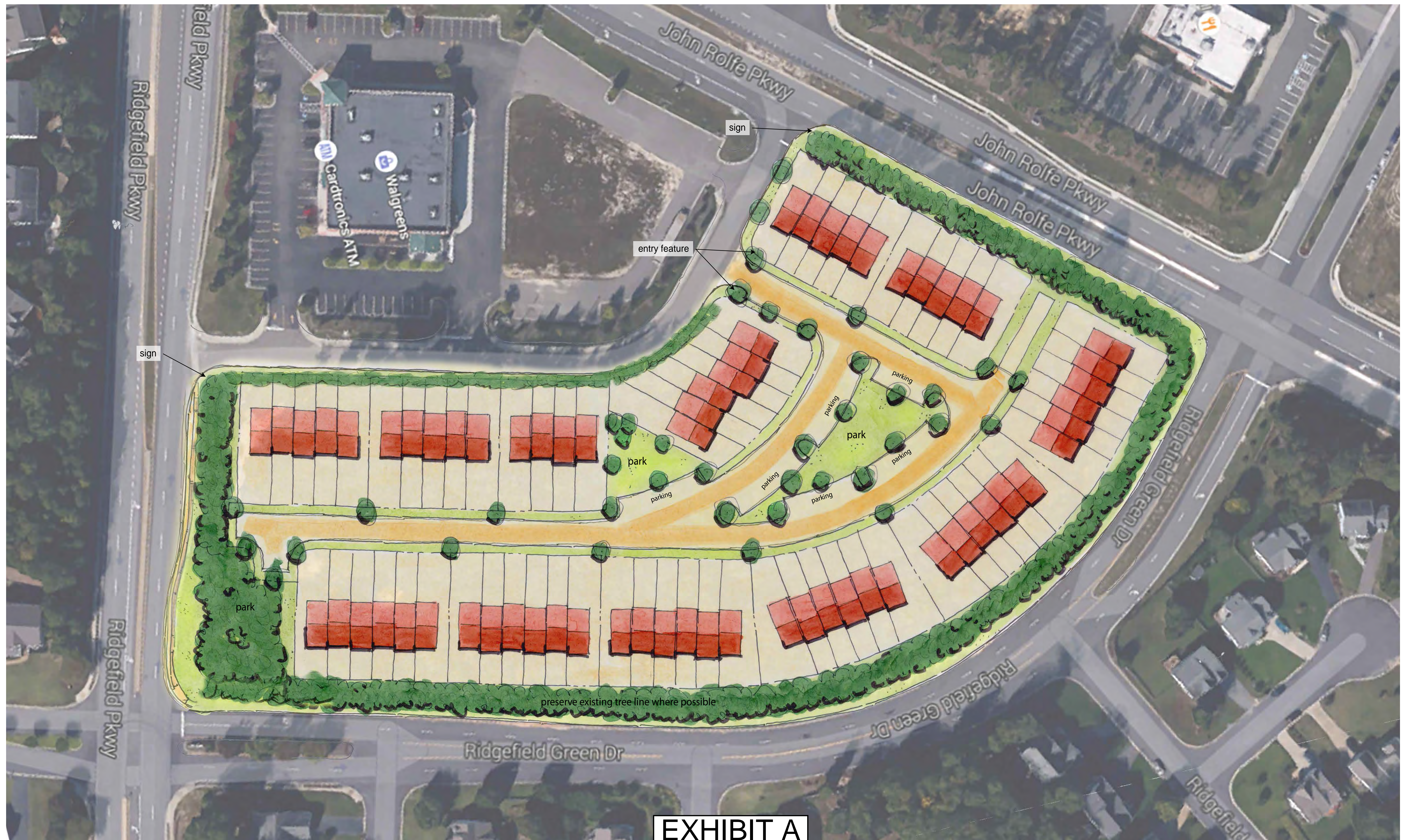


EXHIBIT A

REZ2016-00010

060116

\*Plan is for illustrative use only. Cite Design assumes no responsibility for its accuracy.





EXHIBIT B

1 of 2

REZ2016-00010

041216





# Carmichael-Rockford Rear Elevation

HHHunt

04.12.16

EXHIBIT B  
2 of 2

REZ2016-00010



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2016 gmdesigngroup carolinas, inc.