





## COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

January 31, 2017

ME Sadler, LLC  
2250 Old Brick Road, Suite 220  
Glen Allen, VA 23060

Re: Rezoning Case REZ2016-00039

Dear Sirs:

The Board of Supervisors, at its meeting on January 24, 2017, approved your request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) Parcels 746-765-0309 and 746-764-2092 containing 8.5 acres located between the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road, described as follows:

Beginning at a point on the west line of Sadler Grove Road and 145' south of the Eastern Terminus of Sadler Grove Way being labeled P.O.B. on this plat; thence S 17°06'47" E 192.51'; thence S 25°17'42" W 33.72'; thence S 67°42'10" W 111.32'; thence along a curve to the left with a radius of 557.50' and a length of 804.47'; thence S 46°11'30" W 327.97'; thence N 66°20'31" W 150.00'; thence N 26°00'41" E 404.89'; thence N 50°16'47" W 431.29'; thence N 64°08'40" E 1017.95' to a point and place of beginning and containing 8.50 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated November 21, 2016, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Master Plan.** The layout of the development shall be generally similar to the concept plan titled "Sadler Crossing Section 2" prepared by The Bay Companies and dated September 13, 2016, attached hereto as Exhibit A (see case file) (the "Conceptual Master Plan"), subject to changes required for final engineering design and in compliance with government regulations.

2. **Underground Utilities.** All proposed new utilities except for boxes, meters, pedestals, transformers, and relocated existing overhead utility lines shall be placed underground, unless technical or environmental reasons require otherwise. Any such utilities not placed underground shall be screened as required at the time of landscape plan review.
3. **Street Lights.** Street lights a maximum of sixteen (16) feet in height to the lamp base and of a uniform style shall be provided along both sides of any private roads within the Property.
4. **Foundations.** On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches above grade of exposed foundation composed of brick, stone or cultured stone. 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 facades.
5. **Internal Landscaping.** The front yard of each unit shall have at least one (1) shade tree measuring a minimum of 2.5" in caliper, and at least one (1) additional shade, evergreen, or ornamental tree measuring not less than six (6) feet in height and located within ten (10) feet of the back of the curb. Each home shall have prototypical plantings (shrubs and ornamental ground cover) along the front foundation, and the front yard shall be irrigated and planted with sod except where mulching or landscaping may occur. No chain link fencing shall be permitted on the property. All parking areas shall be landscaped as approved by the Planning Commission at the time of landscape plan review.
6. **Cantilevered Features.** No chimneys, gas vent units, or closets shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick. This proffer shall not apply to direct vent gas fireplaces or appliances. Architectural features on the second floor such as balconies, stoops, decks, box or bay-type windows may be cantilevered.
7. **Driveways and Parking.** All driveways and parking spaces shall be constructed of hard surface materials (concrete, aggregate materials, asphalt, brick or stone pavers). Driveway access for individual units shall be prohibited from Sadler Road (existing) and the road designated as "New Sadler Road" on the Conceptual Master Plan (see case file).
8. **Recreational Vehicles.** No recreational vehicles, campers, trailers, or boats shall be parked or stored on the Property, unless within enclosed garages.
9. **Density.** No more than a total of twenty-seven (27) detached dwelling units shall be developed on the Property, as shown on the Conceptual Master Plan (see case file).



10. **Minimum House Size.** All dwellings shall contain a two-car garage and at least 50% shall contain a minimum of 2,500 square feet of finished floor area. No dwelling shall contain less than 2,200 square feet of finished floor area.
11. **Architecture.** The visible portions of the front, rear and side building wall surfaces of each dwelling shall be constructed of stone, stone veneer, fiber cement, decorative shake, brick or brick veneer, excluding trim, windows, doors and architectural design features, or as specifically approved by the Director of Planning. The dwellings shall have front elevations generally in conformance with the elevations attached hereto as Exhibit B (see case file).
12. **Protective Covenants and Design Guidelines.** Prior to or concurrent with any condominium phase plat recordation, 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 and/or Condominium 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 common areas and perimeter fencing and buffers. The covenants shall incorporate design guidelines and landscape standards which shall provide consistent fencing and on-lot landscape standards.
13. **Buffers.**
  - a. A minimum twenty-five (25) foot wide buffer area shall be provided in the location shown on the Conceptual Master Plan as "Buffer A" (see case file). The northern fifteen (15) foot wide portion of Buffer A shown as "15' natural vegetation buffer" on the buffer plan entitled "SADLER CROSSING, LANDSCAPE BUFFER A - TYPICAL PLANTING CONCEPT", dated February 5, 2015 and attached hereto as Exhibit C (see case file) shall be kept in its natural condition, unless necessary for the removal of fallen, diseased or dead plant growth. The remaining ten (10) feet of Buffer A shown as "10' planting area" may be cleared and graded and include within such ten (10) foot wide area, a storm water drainage facility, and shall be replanted with a row of Green Giant Arborvitae, or equivalent, planted at a minimum height of six (6) feet and in a staggered, offset row no further apart than eight (8) feet on center, unless otherwise approved at the time of landscape plan review. Such plantings shall occur as soon as practical after grading activity is completed within the ten (10) feet wide area of Buffer A as determined appropriate based on the typical planting season for and availability of such landscaping.

- b. A minimum ten (10) foot wide naturally vegetated and landscaped buffer shall be provided in the location shown on the Conceptual Master Plan as "Buffer B" (see case file). Existing trees within Buffer B will be retained to the extent possible, and if removed or as otherwise needed, Buffer B shall include landscaping with a minimum of transitional buffer ten as referenced in the County Zoning Ordinance.
  - c. All such buffers shall be provided subject to (i) the extent necessary for an existing access road and utility easements, including drainage, and (ii) supplemental plantings, berms, and/or fencing and other purposes, including without limitation, accommodation for any sight distance easements as may be required, all as approved by the Planning Commission at the time of landscape plan review.
  - d. A minimum ten (10) foot wide naturally vegetated and/or landscaped buffer planted equivalent to a minimum of transitional buffer ten as referenced in the County Zoning Ordinance shall be provided along the northwestern side of the road designated as "New Sadler Road" on the Conceptual Master Plan at the request of the County after completion of the construction of "New Sadler Road" as shown on the Conceptual Master Plan (see case file).
14. **Hours of Construction.** The hours of exterior construction, including operation of bulldozer and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturday with no construction activities on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work including, but not limited to, concrete pours or 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.
15. **Trash Receptacles, HVAC and Emergency Generators.** Trash receptacles, emergency generators and heating, ventilation, and air conditioning (HVAC) equipment shall be screened from view at ground level at the property lines in a manner approved at Plan of Development.
16. **Maintenance Activities.** Trash pick-up, parking lot cleaning, leaf blowing, and similar maintenance activities by the homeowners' association shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturday with no such maintenance activities on Sunday.
17. **Stormwater BMPs.** Any BMP on the property shall be landscaped as approved at the time of landscape plan review.

18. **Interior Roads and Sidewalks.** All interior roads shall be private. Sidewalks with a minimum width of four (4) feet shall be provided within the interior of the Property as generally shown on the Conceptual Master Plan and shall be reinforced if needed and as required to meet fire lane requirements as determined at the time of Plan of Development review.
19. **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 such proffer.

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. Vithoukas" with a stylized flourish at the end.

John A. Vithoukas  
County Manager

pc: Nathalie Croft  
Director, Real Estate Assessment  
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools






EXHIBIT A **REZ2016-00039**

GPIN: 746-764-7264  
MARY L RUFFIN  
ZONING: A-1

Sadler Crossing Section 2  
Conceptual Master Plan  
Three Chopt District Henrico County, Virginia  
Scale: 1"= 100' Date: September 13, 2016

GPIN: 746-765-9416  
NAJI & BETH B KADI  
ZONING: A-1

GPIN: 747-764-0199  
NAJI & BETH B KADI  
ZONING: A-1

**THE BAY COMPANIES**  
**bay**  
CIVIL ENGINEERS

8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116  
PH:(804)569-7060 FILED:14006\_zoning\_sec2

NORTH

LOT 14

LOT 13

LOT 12

LOT 10

LOT 26

LOT 29

LOT 30

LOT 31

LOT 32

DUBLIN ROAD

OGLETHORPE PARK AT SADLER WALK ZONING: R-5C

GLASGOW ROAD

LOT 1

LOT 8

LOT 7

LOT 6

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

SADLER GROVE SECTION A ZONING: R-3C

SADLER GROVE WAY

SADLER GROVE ROAD ZONING: R-3C

SADLER GROVE HOA

SADLER ROAD

WHINY LANE

HAYLOFT LANE

HAYLOFT COURT

HOBBLE CIRCLE

NEW SADLER ROAD (66' R/W)

SADLER CROSSING SECTION 1 ZONING: RTHC

MCDONALDS SMALL FARMS ZONING: A-1

DUNCAN PARK ZONING: RTHC

GPIN: 746-764-7264 MARY L RUFFIN ZONING: A-1

GPIN: 746-765-9416 NAJI & BETH B KADI ZONING: A-1

GPIN: 747-764-0199 NAJI & BETH B KADI ZONING: A-1

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LOT 991

LOT 992

LOT 993

LOT 994

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LOT 996

LOT 997

LOT 998

LOT 999

LOT 1000





## Sadler Crossing Section 2

Exhibit B – Elevations

REZ2016-00039







## Sadler Crossing Section 2

Exhibit B – Elevations

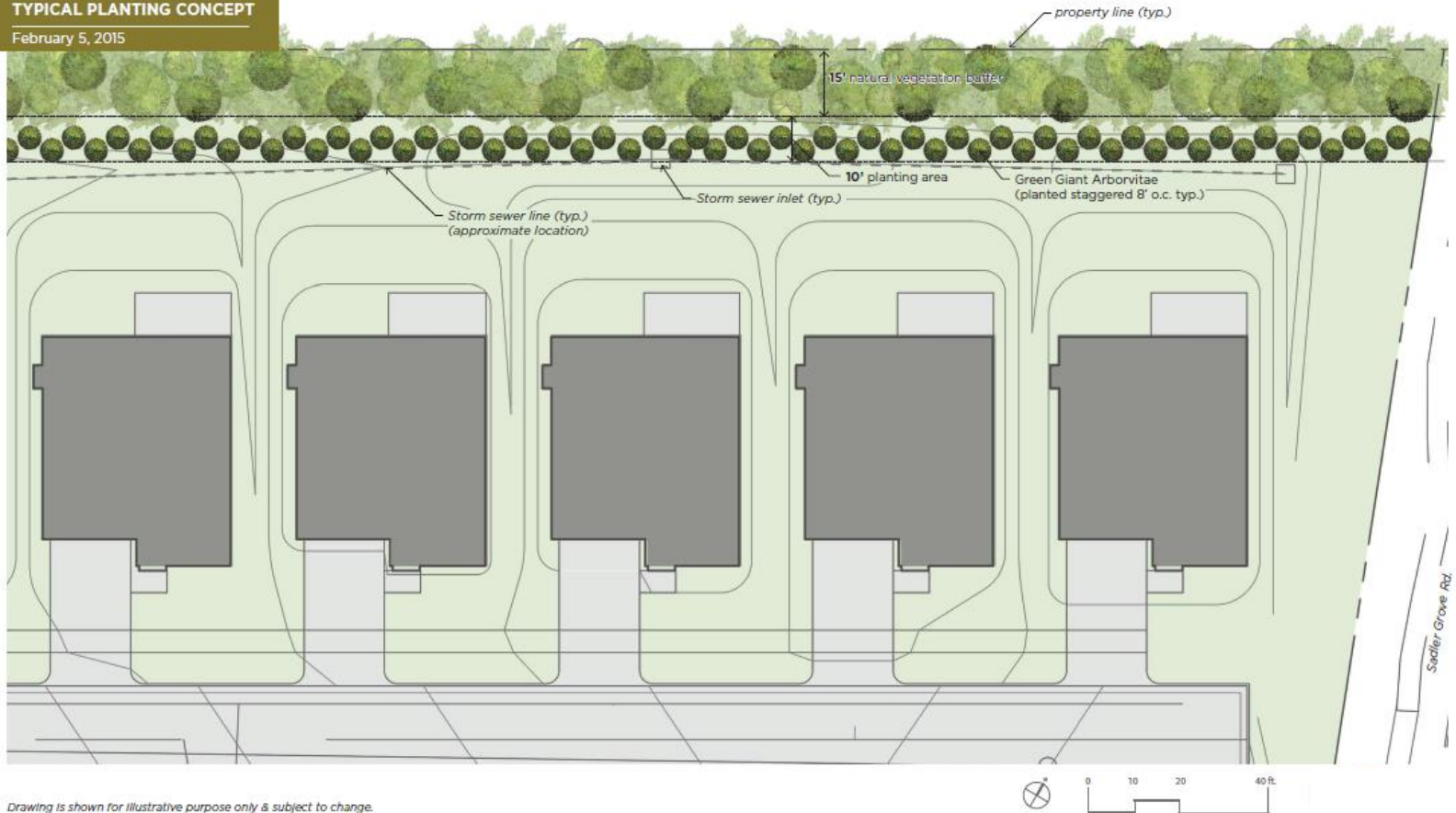
REZ2016-00039



# SADLER CROSSING

## LANDSCAPE BUFFER A - TYPICAL PLANTING CONCEPT

February 5, 2015



## Sadler Crossing Section 2

Exhibit C - Buffer

REZ2016-00039

