

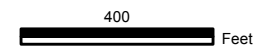
REZ2016-00040

Zoning

Multi-Family Residential

Brookland District

400



PS September 2016

Ref: 770-748-2488



John A. Vithoukas
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 31, 2017

BPMS Carriage Hill Holdings, LLC
Attn: J.P. Hyland
2700 South Quincy Street, Suite 500
Arlington, VA 22206

Re: Rezoning Case REZ2016-00040

Dear Mr. Hyland:

The Board of Supervisors, at its meeting on January 24, 2017, approved your request to conditionally rezone from R-5 General Residence District to R-6C General Residence District (Conditional), Parcels 769-748-8819, 770-748-2488, and 770-748-3221 containing 47.03 acres located on the north and south sides of Glenside Drive at its intersection with Inglewood Street, described as follows:

PARCEL DESCRIPTION
(42.991 ACRES)

Beginning at point on the north line of Glenside Drive, said point being 831.11' east of the east line of Bethlehem Road Extended, and being the true and actual point of beginning; thence, leaving the north line of Glenside Drive, N 07°48'10" W 1209.26' to point on the south line of Basie Road; thence, along the south line of Basie Road, N 81°56'54" E 1125.61' to a point on the south line of Bremner Boulevard; thence, along the south line of Bremner Boulevard, N 82°04'50" E 73.94' to a point; thence, leaving the south line of Bremner Boulevard, N 81°43'11" E 581.19' to a point; thence, S 01°22'47" W, 592.85' to a point; thence, S 15°14'43" W 690.32' to a point on the north line of Glenside Drive; thence, along the north line of Glenside Drive, N 87°35'29" W 662.29' to a point; thence, along a curve to the left having a radius of 1195.92' an arc length of 786.93', an included angle of 37°42'05", and a chord of S 73°33'28" W 772.81' to the true and actual point of beginning, and containing 42.991 acres.

PARCEL DESCRIPTION
(4.038 ACRES TOTAL)

PARCEL "A"

Beginning at a point, said point being the intersection of the north line of Kenwood Avenue and the east line of Locust Street, labeled P.O.B. A on above mentioned plat and being the true and actual point of beginning; thence along the east line of Locust Street along a curve to the left having a radius of 174.00', an arc length of 36.23', an included angle of 11°55'54" and a chord of N 06°34'01" W 36.17' to point; thence along a curve to the right having a radius of 25.00', an arc length of 35.90', an included angle of 82°17'09", and a chord of N 28°36'37" E 32.90' to point on the south line of Glenside Drive; thence along the south line of Glenside Drive, along a curve to the right having a radius of 1095.92', an arc length of 433.34', an included angle of 22°39'20", and a chord of N 81°04'51" E 430.53' to point; thence S 87°35'29" E 259.51' to a point; thence along a curve to the right having a radius of 25.00', an arc length of 39.27', an included angle of 90°00'00", and a chord of S 42°35'29" E 35.36' to a point on the west line of Inglewood Street; thence, along the west line of Inglewood Street S 02°24'31" W 40.79' to a point; thence along a curve to the right having a radius of 1404.56', and arc length of 120.18', an included angle of 4°54'09", and a chord of S 04°51'35" W 120.14' to a point; thence along a curve to the right having a radius of 25.00' an arc length of 39.28' an included angle of 90°00'53", and a chord of S 52°19'06" W 35.36' to a point on the north line of Kenwood Avenue; thence along the north line of Kenwood Avenue N 82°40'27" W 685.86' to the true and actual point of beginning and containing 116,292 sq. ft. or 2.670 acres.

PARCEL "B"

Beginning at a point on the south line of Glenside Drive 25.00' east of the east line of Inglewood Street Extended, labeled P.O.B. B on above referenced plat and being the true and actual point of beginning; thence along the south line of Glenside Drive S 87°35'29" E 279.99' to a point; thence leaving the south line of Glenside Drive S 15°14'43" W 193.38' to point on the north line of Juanita Avenue; thence along the north line of Juanita Avenue S 80°01'05" W 166.31' to a point on the north line of Kenwood Avenue; thence along the north line of Kenwood Avenue N 82°40'27" W 82.46' to point; thence along a curve to the right having a radius of 25.00', an arc length of 39.26', an included angle of 89°59'11", and a chord of N 37°40'52" W 35.35' to a point on the east line of Inglewood Street; thence along the east line of Inglewood Street along a curve to the left having a radius of 1454.56', an arc length of 124.48', an included angle of 4°54'13", and a chord of N 04°51'37" E 124.45' to a point; thence N 02°24'31" E 40.79' to a point; thence along a curve to the right having a radius of 25.00', an arc length of 39.27', an included angle of 90°00'00", and a chord of N 47°24'31" E 35.36' to the true and actual point of beginning, and containing 59,596 sq. ft. or 1.368 acres of land.

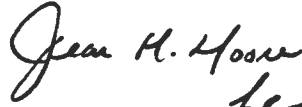
The Board of Supervisors accepted the following proffered conditions, dated November 7, 2016, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Age Restriction.** Except as otherwise prohibited by the Virginia Fair Housing Law, as it may be amended, the federal Fair Housing Law and such other applicable federal, state or local legal requirements, residential development on the Property shall be restricted to "housing for older persons" as defined in the Virginia Fair Housing Law.
2. **Maximum Residential Units.** The number of residential units on the property at any time shall not exceed 931.
3. **Development Plan.** The Property shall be developed generally consistent with that certain development plan entitled "Conceptual Site Plan, Carriage Hill Master Plan", dated October 28, 2016, prepared by J. Price Architecture, which is incorporated by this reference as Exhibit 1 (see case file) (the "Development Plan"). The exact locations, footprints, configurations, sizes and details of the drives, roads and other improvements shown on the Development Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of Plan of Development review of the Property.
4. **Private Road Certification.** Prior to issuance of first permanent certificate of occupancy for new units developed after rezoning, the owner shall provide to the Planning Department certification from a licensed engineering firm that the new private roadways within the development were constructed in accordance with the approved POD and in compliance with Henrico County road design standards and specifications, etc.
5. **Construction Activity.** Construction activity, including operation of bulldozers and other earthmoving equipment on the property shall be between 7:00 a.m. and 7:00 p.m., Monday thru Friday, and 8:00 a.m. and 4:00 p.m. on Saturday, except in emergencies where unusual circumstances require extending those specific hours in order to complete work such as concrete pours or utility connections. No exterior construction on Sunday shall be permitted.
6. **New Buildings' Appearances and Exterior Construction Material.** New Buildings 1 and 2 as shown on the Development Plan shall be developed consistent with the exterior materials and on the attached Exhibit 2 entitled "Building Character" (see case file).

BPMS Carriage Hill Holdings, LLC
January 31, 2017
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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".

John A. Vithoulkas
County Manager

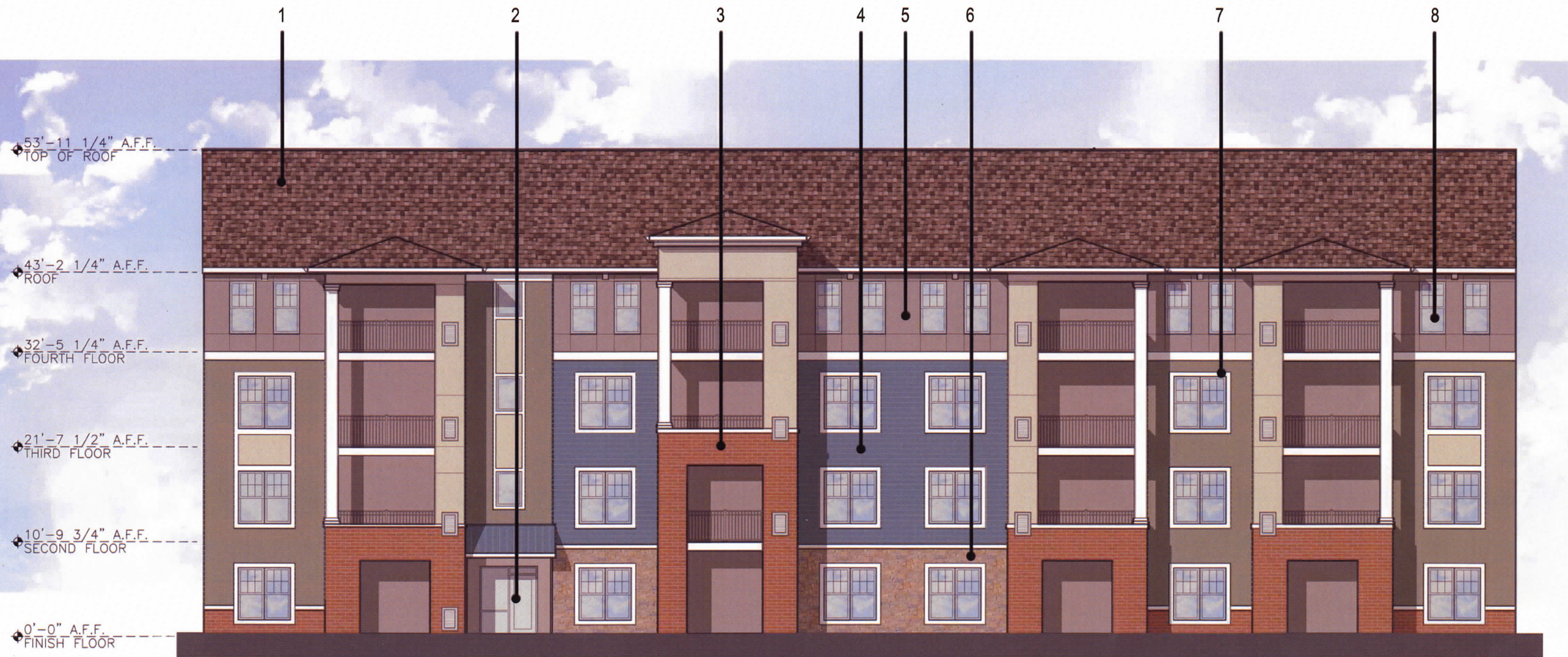
pc: Ralph L. "Bill" Axselle, Jr., Esquire
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools



Parking	Spaces	Units	Ratio
Existing	1,086	664	1.64
New Development	272	267	1.02
Total	1,358	931	1.46

**New Parking shown in Gray





BUILDING CHARACTER CARRIAGE HILL MASTER PLAN

REZ2016-00040 OCTOBER 28TH, 2016

Possible Materials

- | | |
|--------------------------------------|------------------------------------|
| 1. Architectural Fiberglass Shingles | 5. Stucco/EIFS |
| 2. Aluminum Storefront | 6. Stone Veneer |
| 3. Modular Brick Veneer | 7. Fiber Cement Trim |
| 4. Fiber Cement Siding | 8. Architectural Composite Windows |