

REZ2018-00003

Zoning

Single-Family Residential

Fairfield District

400 Feet

PS November 2017 Ref: 774-766-8746



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

February 20, 2018

Mr. Dzemal Dukic
4906 Castlebar Ct.
Henrico, VA 23228

Re: Rezoning Case REZ2018-00003

Dear Mr. Dukic:

The Board of Supervisors at its meeting on February 13, 2018, approved your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 774-766-8746 containing 7.32 acres located on the south line of Mountain Road approximately 950' west of its intersection with Woodman Road, described as follows:

Beginning at a point on the western boundary of the right-of-way line of Woodman Road, said point begin approximately at 941.5 feet west of the point of intersection of the southern boundary of the right-of-way line of Mountain Road and the western boundary of the right-of-way line of Woodman Road; thence continuing with the southern boundary of the right-of-way line of Mountain Road in a northwesterly direction with one (1) course and distance S 88°21'55" W, approximately 269.52 feet to the first rod along the southern boundary of the right-of-way line of Mountain Road; Thence leaving the southern boundary of the right-of-way line of Mountain Road in a southerly direction with one course and distance; S 28°37'42" W, 786.22 feet to a point in the center of North Run Creek; thence in a southeasterly direction along the centerline of North Run Creek as it meanders approximately S 53°17'04" E, 354.60 feet to another point in the centerline of North Run Creek; thence in a northerly direction with two (2) courses and distances; (1) N 31°04'31" E, approximately 666.29 feet to a point; (2) thence N 31°04'31" E, approximately 358.42 feet to a said point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated November 12, 2017, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Applicable to R-3C zoned property:

1. **Community Layout and Connections.** The layout shall be substantially similar in nature to Exhibit A (see case file).

2. **Construction Hours.** 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, 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.

3. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(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 portion(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) Storm-water 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 recreational facilities installed in a manner to minimize their impacts; and
 - (d) Such additional uses to the 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.

The developer shall, prior to Plan of Development or subdivision approval for areas that include such flood plain, apply to rezone such portions of the Property to a C-1 Conservation District.

4. **BMPs.** Should any BMP be required the BMP shall be landscaped as an amenity and maintained by the homeowners' association of the R-3C zoned property. Any wet BMP required shall be aerated.

5. **Severance.** The enforceability, 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.

6. **Density.** There shall be no more than ten (10) units.

7. **Minimum Finished Floor Area.** Two-story homes shall have a minimum of 1,700 square feet of finished floor area and one-story and one and a half story homes shall have a minimum of 1,500 square feet.

8. **Architectural Treatment.** The single-family detached homes constructed on the property shall be substantially similar in architectural style to those illustrated in the attached proffer Exhibit B (see case file) and shall utilize features including, but not limited to, porches with square or round columns, wide eaves with triangular brackets, exposed roof rafters and mixtures of siding materials and vertical/horizontal siding directions consistent with industry standards for Craftsman bungalow and cottage-style architecture with the addition of European influences, unless otherwise requested by builder and approved by the Director of Planning. Homes with the same elevations side by side shall not be permitted. On corner lots where the side elevation is visible from the street, the side elevation facing the street shall have a minimum of two windows.
9. **Exterior Building Materials.** All new houses shall be constructed with brick, stone, cultured stone, vinyl, cementitious siding (e.g. 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 subdivision review. Fiberboard shall not be used as an exterior wall material. Where vinyl is used, the vinyl siding shall have a minimum nominal wall thickness of .044 inches. Twenty-Five (25) percent of the single-family homes, in the aggregate, shall have a minimum of twenty-five (25) percent of the front exterior wall surfaces constructed of brick or stone, excluding windows, doors, breezeways and architectural design features. Upon the request of the County, the applicant or its successor as to the property shall provide the County with the necessary calculations that illustrate the compliance with the allowable and required percentages detailed in this Proffer 9. Shingles shall be a minimum thirty (30) year dimensional quality.
10. **Foundations and Chimneys.** All new houses shall be constructed on crawl space foundations, except for garages and basements. The exterior portions of all residential dwelling foundations below the first-floor level which are visible above grade shall be brick or stone. 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.
11. **Foundation Planting.** Foundation plantings are required along the entire front facade of the house. For corner lots, foundation beds shall turn and continue down the full side facing a street. Planting beds shall contain a minimum of 50% evergreen material with a minimum total of one plant for every two linear feet of elevation (excluding decks, porches and architectural features) planted in an aesthetically pleasing arrangement. (For example, if the front elevation is 50 linear feet across, the planting bed must have 25 plants with 13 of those evergreens).
12. **Irrigation.** Front and side yards shall be sodded and irrigated.

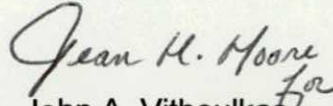
13. **Steps, Stoops and Decks.** Steps to the main entrance of homes, except for homes with country front porches, shall be faced with brick or stone or a cementitious, mortared stone-appearing product. Front stoops, except for homes with country front porches, shall be brick or stone or a cementitious, mortared stone-appearing product with finished concrete or exposed aggregate landing. For any country front porch with piers, those piers shall be of brick, stone or cultured stone to match the foundation. The space beneath any structure constructed on piers higher than two (2) feet above grade but less than one story above grade shall be enclosed with lattice or other screening material of comparable quality, including but not limited to landscaping.
14. **Trees and Street Trees.** Unless otherwise requested by builder and approved by the Director of Planning, the clearing of mature trees on residential lots by the builder or developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways. A minimum of two (2) trees measuring a minimum of two (2) inches in caliper at the time of planting shall be retained or planted in the front yard of each new residential lot. A minimum of one of these trees shall be a "Street Tree" and shall be planted no more than ten (10) feet from the curb unless otherwise approved at the time of Landscape Plan approval. For corner lots, on the side of the home facing the road there shall be retained or planted on the lot a minimum of one (1) additional Street Tree measuring a minimum of two (2) inches in caliper at the time of planting.
15. **Underground Utilities.** All proposed 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.
16. **Garages.** Each residential unit 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 and accent columns.
17. **Cantilevering.** There shall be no cantilevered treatment of any architectural features on the first floor. On the second floor, only bay windows may be cantilevered.
18. **Driveways.** All driveways shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the

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Director of Planning. There shall be no driveways that directly access Mountain Road.

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

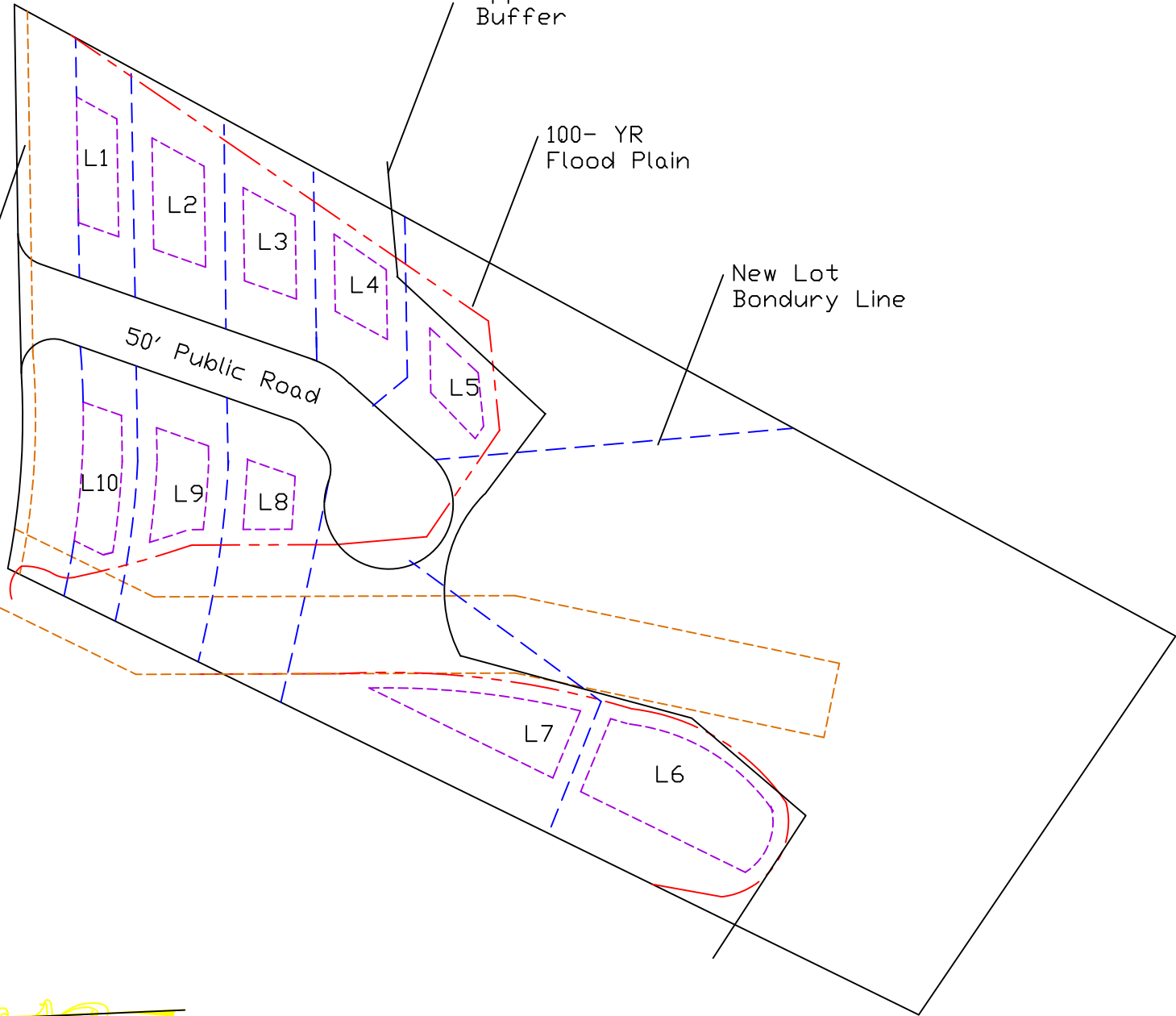
Sincerely,


John A. Vithoukas
County Manager

pc: Mr. Basim Matrood
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools

MOUNTAIN ROAD

R.O.W Dedication



Approx. RPA Buffer

100- YR Flood Plain

New Lot Bondury Line

50' Public Road

L1

L2

L3

L4

L5

L10

L9

L8

L7

L6

SCALE
1/6" = 8'

PLAN
Proposed Lot

PROJECT NAME: 2527 Mountain Rd.
Glen Allen, VA 23060

KAM
ENGINEERING L.L.C.
ARCHITECTURAL, STRUCTURAL, & MECHANICAL. 6461 OLD LINDEN RD. CHARLES CITY, VA. 23030. www.kamengineering.com. Phone: (804) 239-6193, Fax: (804) 829-6193

PROVED BY:
Matrood
DATE: 12/15/2017

DRAWN BY:
Kody Kite
DATE: 12/15/2017

REVISION

SHEET: 1
OF: 1

PROJECT NO.

EXHIBIT A

REZ2017-00003

Representative Home Styles for R-3C



EXHIBIT B

REZ2018-00003