



COUNTY OF HENRICO

John A. Vithoulikas
County Manager

February 16, 2021

Stanley Martin Homes
404 People Place #303
Charlottesville, VA 22911

Re: Rezoning Case REZ2021-00009

Dear Mr. Swink:

The Board of Supervisors at its meeting on February 9, 2021 approved your request to conditionally rezone from B-3C Business District (Conditional) to R-6C General Residence District (Conditional) Parcel 784-771-0908 containing 4.631 acres located approximately 200' east of Brook Road (U.S. Route 1) at its intersection with Magnolia Ridge Drive, described as follows:

Beginning at a point on the east line of Brook Road (U.S. Route 1); said point being 0.2± mile north of Jeb Stuart Parkway; thence leaving Brook Road N84°12'30"E 200.28' to the true point of beginning; thence N05°47'41"W 687.29' to a point; thence N88°30'00"E 412.17' to a point; thence along a curve to the right having a length of 63.68', a radius of 95.00', a chord bearing of S72°17'47"E and a chord of 62.50' to a point; thence S03°21'51"E 31.12' to a point; thence S37°51'00"W 202.15' to a point; thence along a curve to the left having a length of 427.54', a radius of 375.00', a chord bearing of S05°11'16"W and a chord of 404.76' to a point; thence S13°53'35"W 38.28' to a point; thence along a curve to the right having a length of 106.73', a radius of 271.00', a chord bearing of S72°55'32"W and a chord of 106.04' to a point; thence S84°12'30"W 133.48' to the true point of beginning and containing 4.631 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 22, 2020, 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 Property shall be developed in general conformance with Exhibit A, attached (see case file), prepared by Kimley Horn (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the drives, alleys, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review of the Property. This includes the owner's ability to increase the alley

width at the time of Plan of Development review in order to obtain approval of the plan of development if the County requires wider alleys for such approval.

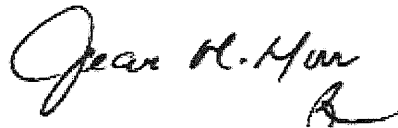
2. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be between 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:30 a.m. and 5:00 p.m. on Saturdays, except in emergencies or where unusual circumstances require the specific hours in order to complete work as concrete pours, asphalt pours and utility connections. No exterior construction activities shall be allowed on Sundays. 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.
3. **Entrance Feature.** Any detached entrance signage shall be ground mounted monument-style and not exceed 10 feet in height. The base of any such sign shall be brick or stone and be landscaped with plantings.
4. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
5. **Density.** No more than 75 dwelling units will be developed on the Property.
6. **Architecture.** Buildings constructed on the Property shall generally be in conformance with the architectural style depicted on Exhibit B (see case file) 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 and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), or a combination of the foregoing unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. A minimum of thirty (30) percent in the aggregate for each building, and an average of thirty-five (35) percent in the aggregate for all buildings, of the exterior portions of the front building wall surfaces of each building, excluding, windows, doors, breezeways, gables and architectural design features, shall be of brick, brick veneer, stone, cultured stone or stone veneer construction.
8. **Foundations.** The exposed exterior portions of all foundations below the first floor level shall be finished with brick, brick veneer, stone, stone veneer or cultured stone. On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches of brick, brick veneer, stone, stone veneer 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 facades.
9. **Sidewalks.** A continuous sidewalk a minimum of six (6) feet in width shall be provided as shown on the Concept Plan (see case file).

10. **Street Trees.** Street trees shall be planted between a street and the sidewalk around the perimeter of the project at a maximum average spacing of fifty (50) feet on center. If existing trees are maintained, and are located along the sides of the streets, they may be counted toward this requirement. In the event of conflicts with utilities, sightlines and driveway areas, the required spacing shall be increased.
11. **Lead Walk.** A lead walk a minimum of a three (3) feet in width shall be provided to the front entrance of each dwelling unit, to connect to alleys, sidewalks or streets, in the manner generally shown on the Concept Plan.
12. **Guest Parking.** Parallel parking spaces shall be provide along streets as generally shown on the Concept Plan, but subject to Proffer 15 below.
13. **Exterior Lighting.** Pedestrian scale light fixtures not exceeding twenty feet (20') in height shall be located along the northern, eastern and southern perimeter of the Property. These light fixtures shall be located in the planting strip and spaced fifty (50) feet on center on average. In the event of conflicts with utilities, sightlines and driveway areas, the required spacing shall be increased. For the townhomes located on the western perimeter of the Property, these townhomes shall have a decorative light pole in the front of the townhome.
14. **High Visibility Elevations.** The Conceptual Plan identifies certain lots that are required to have a high visibility side elevation. High visibility side elevations shall employ design features to embellish the side facade. The design features employed may include a mixing of materials, an increase in masonry percentage, gables, dormers, shutters or other architectural features. This required embellishment may also use enhanced landscaping to reinforce the streetscape and minimize the view of the side of the units with shade trees, fences, garden walls, hedges, shrubs, etc., to help define the side yard and street edge.
15. **On Street Parking.** The on-street parking shown on the east side of the property is optional and dependent on the County approving the conversion of the existing road lane to on-street parking. If the County approves this conversion prior to plan of development or subdivision plan approval, then the owner will construct the on-street parking as shown. If the County does not approve this conversion prior to plan of development approval, then the owner shall not have the obligation to construct the on-street parking shown on the east side of the Property. In the event the owner and the County mutually decide to extend this deadline, the approved plan of development or subdivision plan may establish the new extended deadline.
16. **HVAC Screening.** Exterior HVAC units shall be screened in a manner similar to the illustrative picture attached as Exhibit C.
17. **Driveways.** Driveways shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning. Gravel may be used between driveways in lieu of grass.
18. **Open Space.** The open spaces noted on the Conceptual Plan shall be improved with landscaping, passive amenities, landscaped design features, or any combination thereof, in general conformance with the illustrative pictures provided on Exhibit D, which are conceptual in nature and the actual improvements may vary in detail, unless otherwise approved at the time of plan of development review and approval.

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 or the unaffected part of any such proffer.

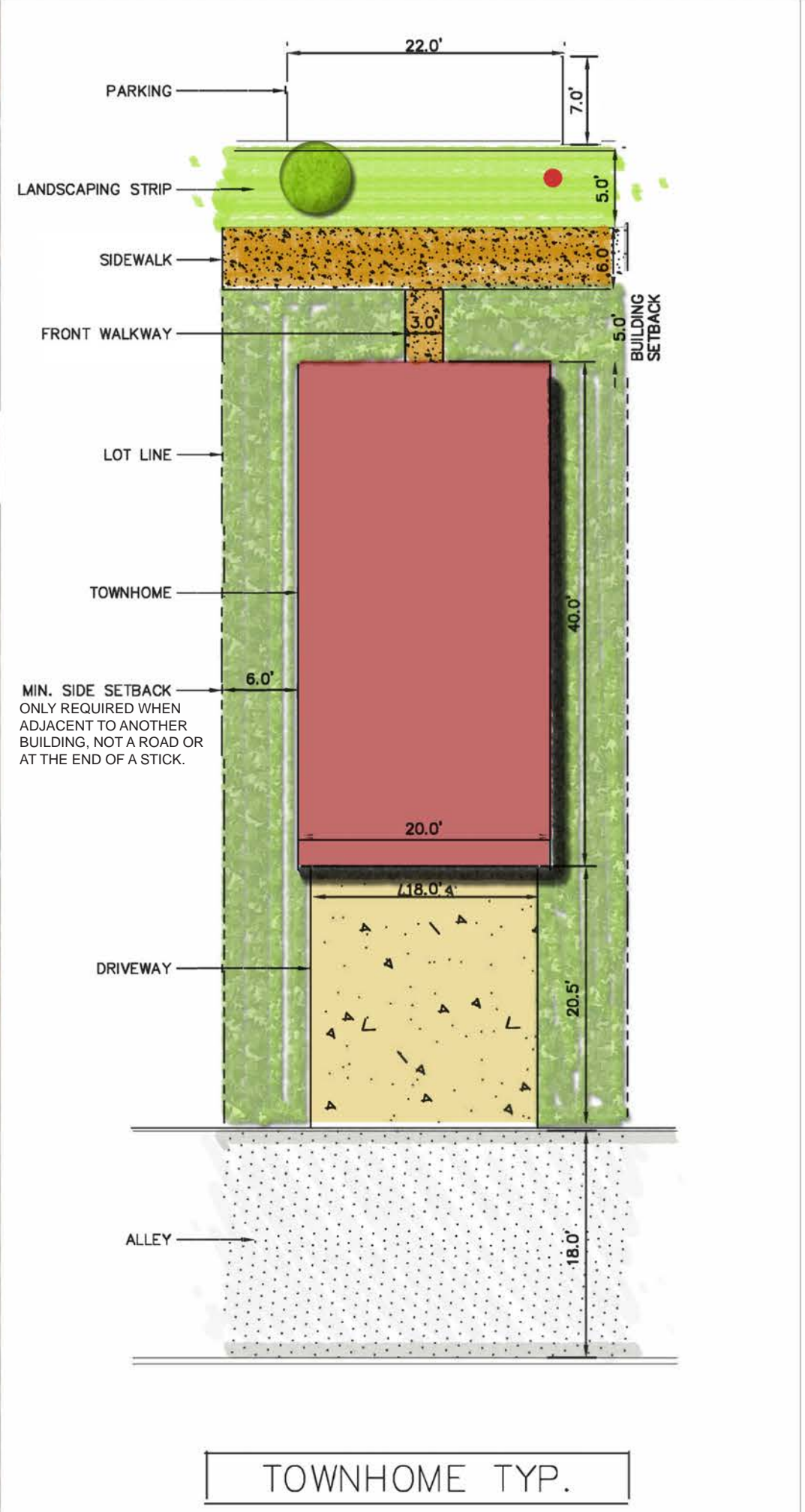
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas
County Manager

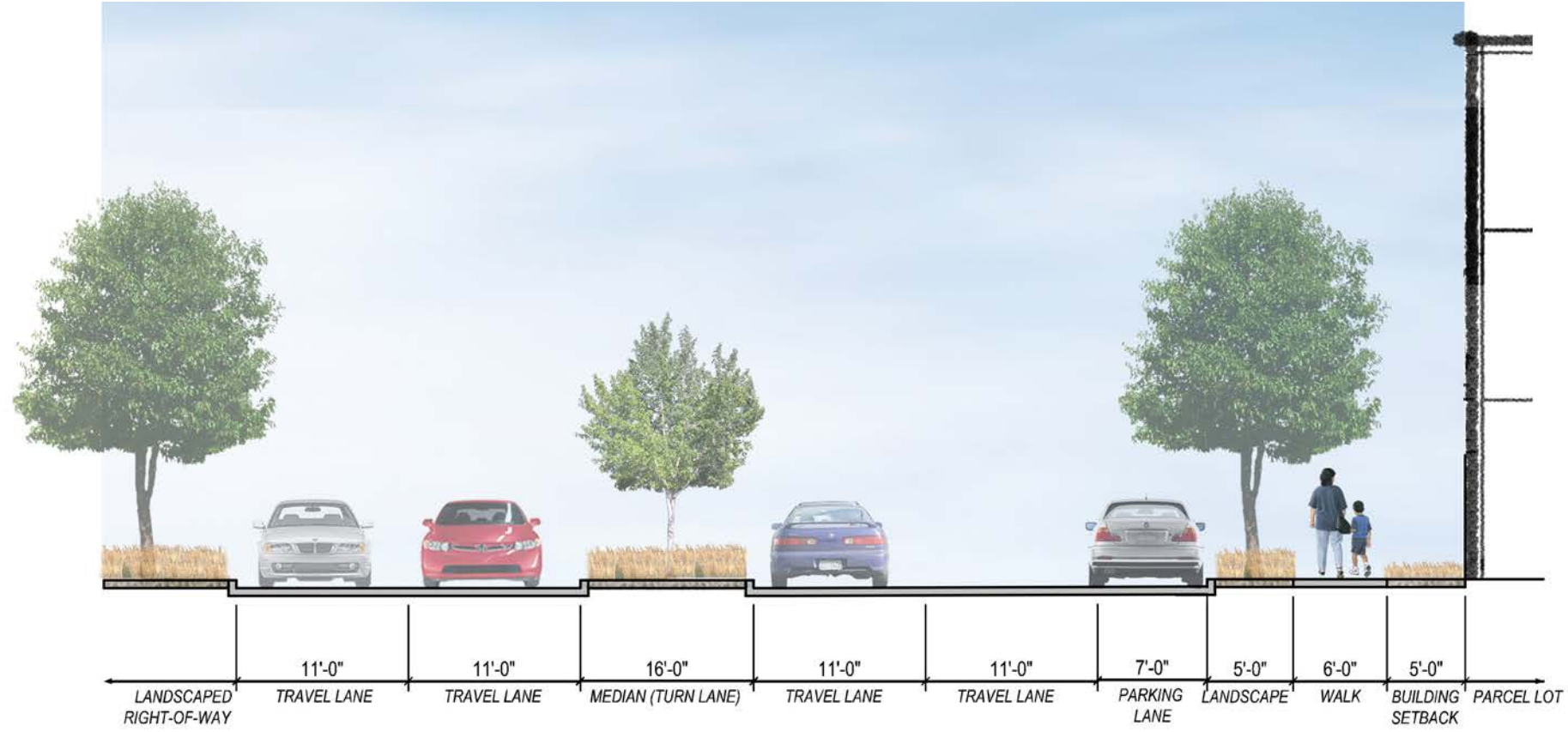
pc: Shamin VCC, LLC
VCC Partners, LLC
Jeffrey P. Geiger
Director, Real Estate Assessment
Mr. Justin Briggs



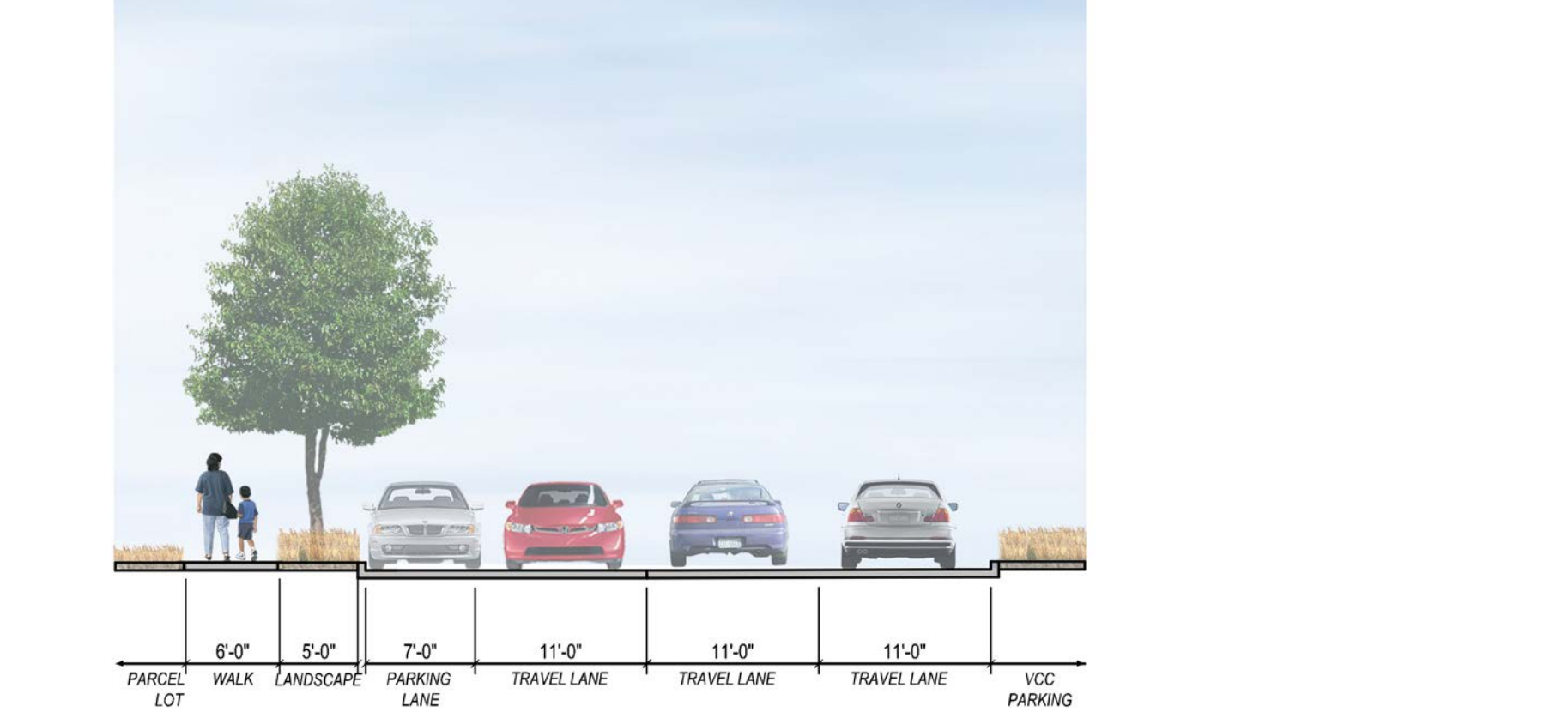
NOTE:
BAY WINDOWS OCCUPYING MORE THAN ONE-THIRD OF THE WALL LENGTH MAY PROJECT IN TO THE REQUIRED MINIMUM YARD BY UP TO 1 FOOT.



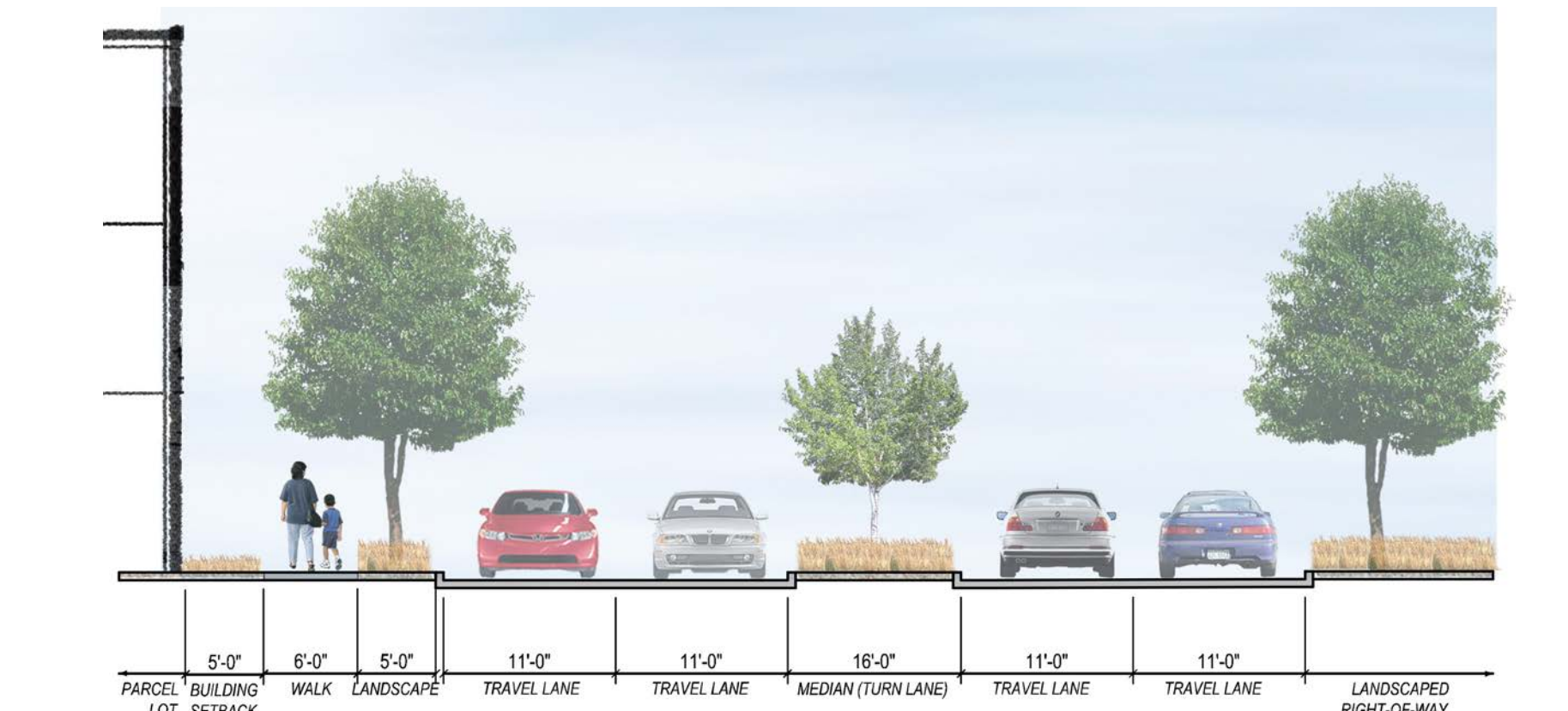
GPIN: 784-771-0908
SITE ADDRESS: 10101 BROOK RD
ZONED: B-3C
DISTRICT: FAIRFIELD MAGISTERIAL DISTRICT
OWNER: SHAMIN VCC LLC & VCC PARTNERS LLC
EXISTING USE: VACANT LOT
PROPOSED USE: RESIDENTIAL TOWNHOMES
BUILDING HEIGHT: 47' (MAX)
TOTAL PROPOSED UNITS: 75
TOTAL SITE AREA: 4.63 ACRES
YARDS: THE 5' BUILDING SETBACK REPLACES ALL REQUIRED YARDS AND BUILDINGS SETBACKS, EXCEPT THAT THE SIDE YARD ADJACENT TO ANOTHER BUILDING SHALL BE 6'.
OPEN SPACE: 0.44 ACRES (9.5%)
REQUIRED PARKING: 1 SPACE X 75 UNITS = 75 SPACES
PROVIDED PARKING: 35 OFF STREET SPACES
2 GARAGE SPACES PER UNIT
2 DRIVEWAY SPACES PER UNIT
= 335 TOTAL SPACES



NORTH STREET SECTION A1-A2



EAST STREET SECTION B1-B2

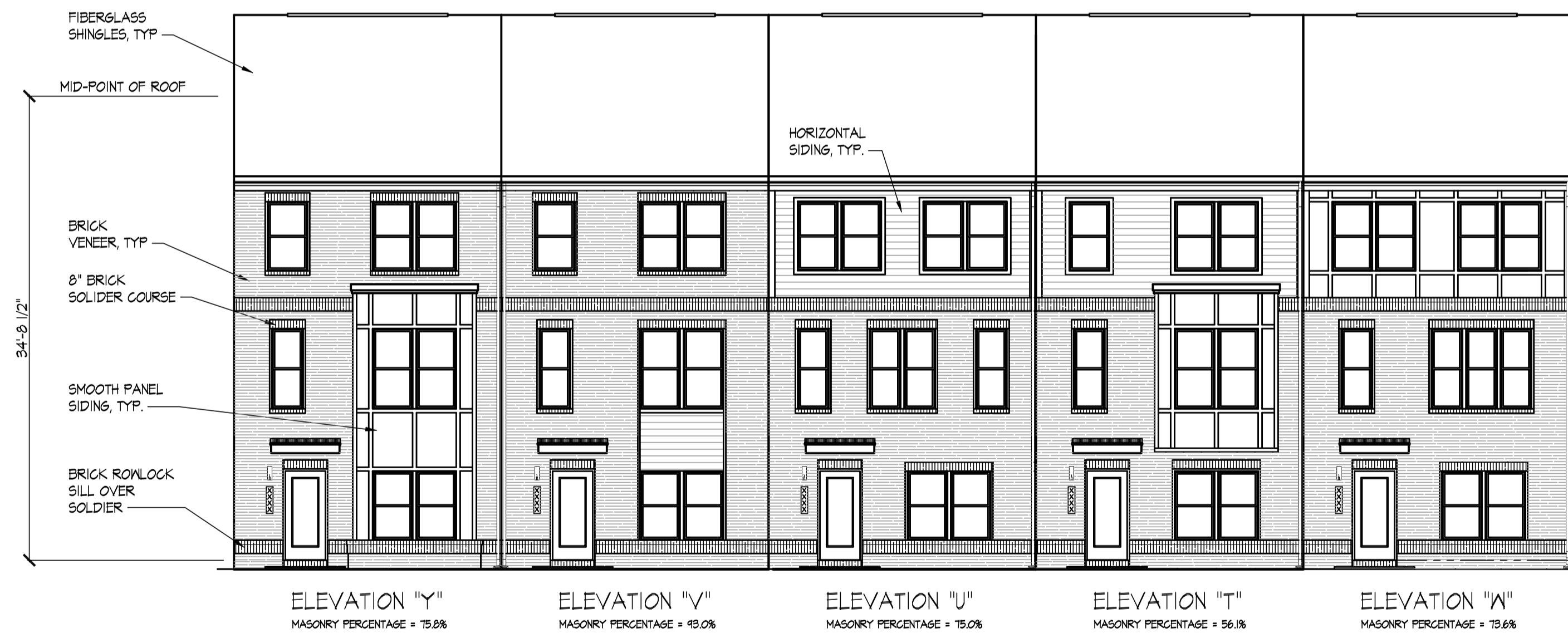
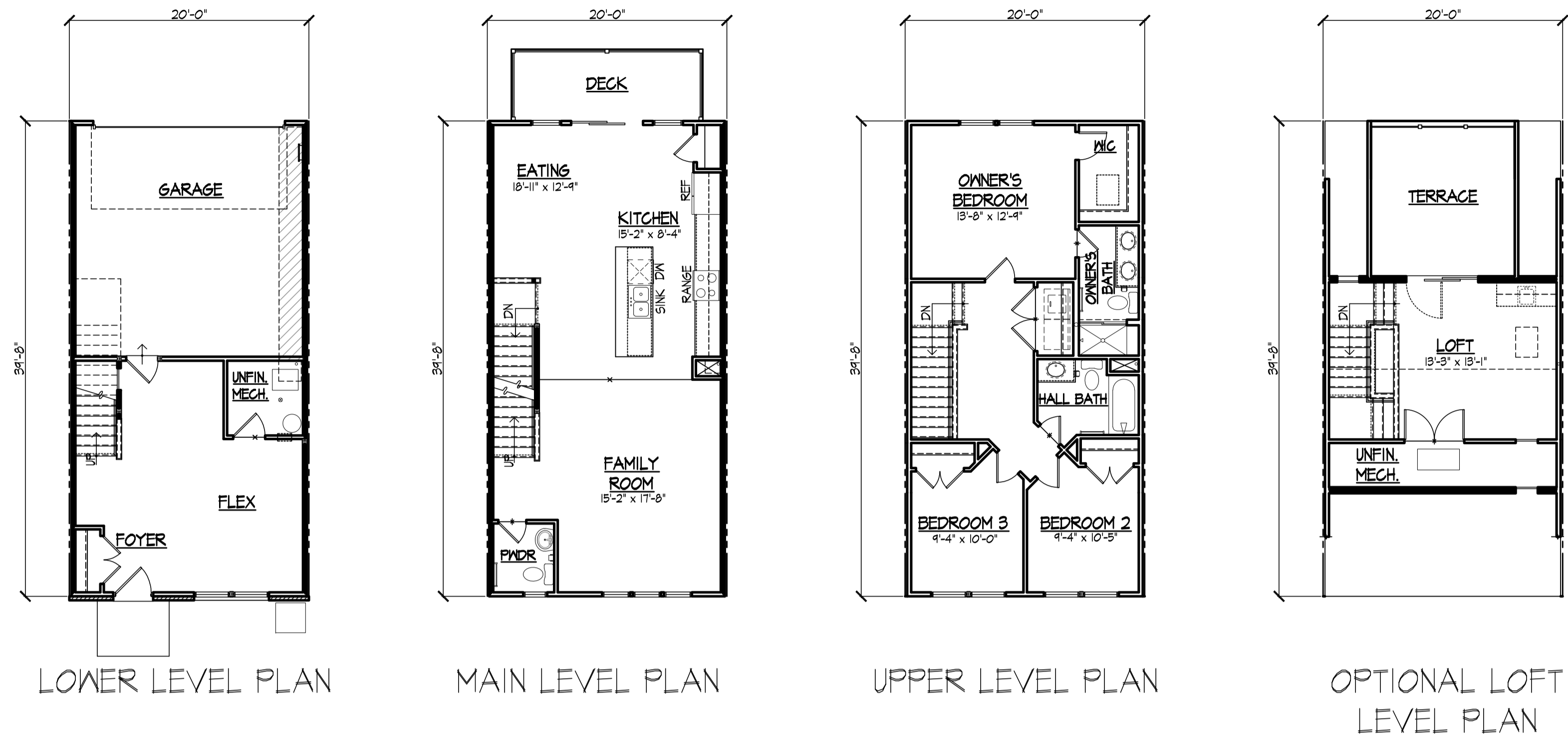


SOUTH STREET SECTION C1-C2



CONCEPT PLAN
01.13.2021
SCALE: 1" = 35'

Kimley»Horn



VIRGINIA CENTER COMMONS

1/8" = 1'-0"

EXHIBIT B

REZ2021-00009

STANLEY MARTIN HOMES

11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-9076

SEAL:

VIRGINIA CENTER COMMONS

MODEL:

ORIGINAL ISSUE DATE: 01/15/2021

REVISION(S):

DRAWING DESCRIPTION:
PLANS & FRONT ELEVATIONS

SHEET #
1.00

© 2020, 2021 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN COMPANIES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION
w/ OPTIONAL LOFT & REAR TERRACE



TYPICAL BLOCK REAR ELEVATION

VIRGINIA CENTER COMMONS
1/8" = 1'-0"

EXHIBIT B

REZ2021-00009

STANLEY

HOMES

MARTIN

HOMES

11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-9076

SEAL:

MODEL:

VIRGINIA CENTER
COMMONS

ORIGINAL ISSUE
DATE: 01/15/2021

REVISION(S):

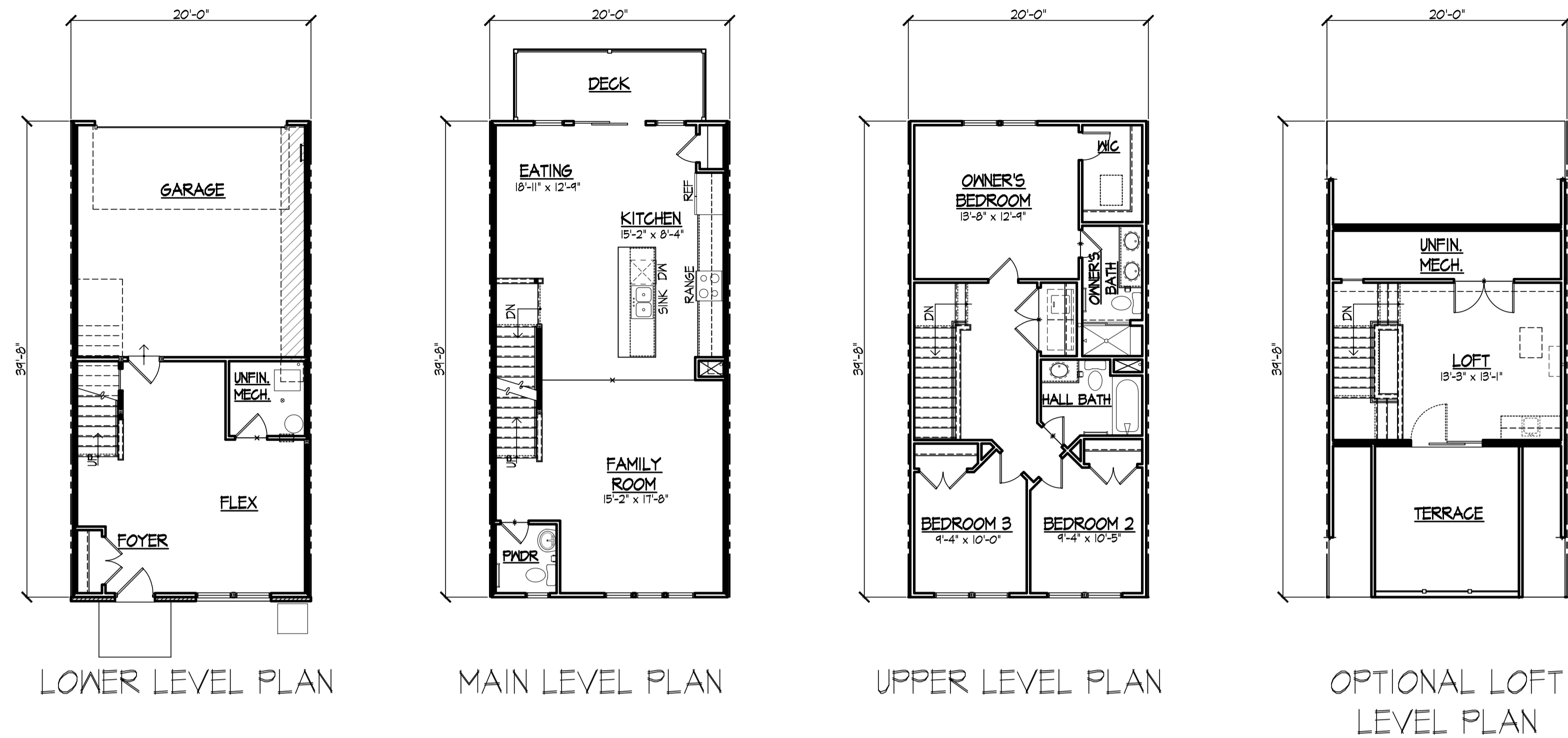
DRAWING DESCRIPTION:

SIDE & REAR ELEVATIONS

SHEET #

1.01

© 2020, 2021 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN COMPANIES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



TYPICAL BLOCK FRONT ELEVATION

VIRGINIA CENTER COMMONS

1/8" = 1'-0"

EXHIBIT B

REZ2021-00009

STANLEY MARTIN HOMES

11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-9076

SEAL:

VIRGINIA CENTER COMMONS

MODEL:

ORIGINAL ISSUE DATE: 01/15/2021

REVISION(S):

DRAWING DESCRIPTION:
PLANS & FRONT ELEVATIONS

SHEET #
1.00

© 2020, 2021 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN COMPANIES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



TYPICAL LEFT SIDE ELEVATION



TYPICAL RIGHT SIDE ELEVATION
W/ OPTIONAL LOFT & FRONT TERRACE



TYPICAL BLOCK REAR ELEVATION

VIRGINIA CENTER COMMONS

1/8" = 1'-0"

EXHIBIT B

REZ2021-00009

STANLEY

HOMES

MARTIN

11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190

PHONE: (703) 464-5000

FAX: (703) 715-9076

SEAL:

MODEL:

VIRGINIA CENTER COMMONS

ORIGINAL ISSUE DATE:

01/15/2021

REVISION(S):

DRAWING DESCRIPTION:

SIDE & REAR ELEVATIONS

SHEET #

1.01

© 2020, 2021

THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN COMPANIES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



EXHIBIT C

REZ2021-00009

Inspiration Pictures for Open Space Improvements



EXHIBIT D

REZ2021-00009