

O-2C to R-6C
3.648

Parcels or Portions thereof identified on this sheet are within the West Broad Street Overlay District and are subject to Special Regulation

REZ-2024-100816

Zoning

Multi Family Residential

Three Chopt District

400 Feet

PS April 2024 Ref: 739-765-2992



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

August 20, 2024

LLBB, LLC
540 Three Chopt Road
Manakin Sabot, VA 23103

Re: Rezoning Case REZ-2024-100816

Dear Mr. Babcock:

The Board of Supervisors at its meeting on August 13, 2024, approved your request to conditionally rezone from O-2C Office District (Conditional) to R-6C General Residence District (Conditional) Parcel 739-765-2992 containing 3.65 acres located at the northwest intersection of Pouncey Tract Road (State Route 271) and Liesfeld Farm Drive, described as follows:

Beginning at a point on the west line of Pouncey Tract Road (State Route 271), having a N.A.D.83 coordinate value of N=3766077.07, E=11739592.10; thence continuing along the west line of Pouncey Tract Road S 09°57'50" E, a distance of 59.30' to a point; thence along a curve to the left having a delta angle of 00°32'23", a radius of 3875.53', an arc length of 36.51', a chord bearing of S 15°54'22" E, with a chord length of 36.51' to a point; thence S 16°10'33" E, a distance of 162.58' to a point; thence leaving the west line of Pouncey Tract Road S 32°53'34" W, a distance of 52.88' to a point on the north line of Liesfeld Farm Drive; thence continuing along the north line of Liesfeld Farm Drive S 81°57'41" W, a distance of 112.48' to a point; thence along a curve to the right having a delta angle of 17°14'31", a radius of 876.61', an arc length of 263.80', a chord bearing of N 89°25'04" W, with a chord length of 262.80' to a point; thence N 70°40'17" W, a distance of 100.68' to a point; thence along a curve to the right having a delta angle of 14°18'47", a radius of 864.61', an arc length of 215.99', a chord bearing of N 67°03'28" W, with a chord length of 215.43' to a point; thence S 30°05'56" W, a distance of 12.00' to a point; thence along a curve to the right having a delta angle of 01°49'04", a radius of 876.61', an arc length of 27.81', a chord bearing of N 58°59'32" W, with a chord length of 27.81' to a point; thence leaving the north line of Liesfeld Farm Drive N 31°55'00" E, a distance of 106.22' to a point; thence N 81°00'00" E, a distance of 611.94' to the point and place of beginning containing 3.648 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated August 1, 2024, 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 generally as shown on that certain concept plan entitled "BACOVA TRACT A, THREE CHOPT DISTRICT, HENRICO COUNTY, VIRGINIA", dated May 21, 2024, and drafted by Youngblood, Tyler and Associates, P.C. (see case file) (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the lots, drives, roads, 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 design, compliance with governmental regulations or as otherwise approved at the time of subdivision or plan of development review of the Property.
2. **Density.** There will be no more than a total of thirty-two (32) townhome units on the Property.
3. **Architecture.** To minimize visual repetition of buildings, no two adjacent townhome buildings will have the same identical individual elevation sequence pattern across the front of the building. All townhome units will have a front porch or stoop. The side of each townhome end unit will include at least two (2) windows and the rear of each townhome unit will include at least two (2) windows. Townhomes will be no more than seven (7) units wide for any building. Townhomes will be similar to the style and design and generally in conformance with the renderings (see case file) (a) entitled "'THREE STORY FRONT' TOWN HOMES'", prepared by Art Ross Designs and dated June 11, 2024 (5 pages, see case file), (the "3 Story Front" Elevations"), or (b) entitled "THREE STORY TOWN HOMES" prepared by Art Ross Designs and dated July 23, 2024 (4 pages, see case file) ("Three Story Town Homes" and collectively, the Elevations"), unless otherwise approved at the time of plan of development review. Buildings shown on the Concept Plan as buildings 2, 5 and 6 will be designed as shown as the Three Story Front Town Homes. Buildings shown on the Concept Plan as 1, 3 and 4 will be designed as shown as the Three Story Town Homes. Any side of building 2 shown on the Concept Plan that faces north will have an elevation similar to the "ALTERNATE SIDE ELEVATION STUDY" shown on the Three Story Front Town Homes. Any side of buildings shown on the Concept Plan as buildings 1 and 4 will have an elevation similar to the "RIGHT SIDE ELEVATION STUDY" shown on the Three Story Town Homes.
4. **Home Size.** Any townhome constructed on the Property will have a minimum of 2,250 square feet of finished floor area
5. **Building Materials.** All buildings on the Property will have exposed exterior walls (above grade and exclusive of trim) of stone, stone veneer, brick, hardi-plank, or a combination of the foregoing, all as generally shown on the Elevations, 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.
6. **Sound Suppression Measures.** Walls between townhome units will 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, will be included in the building permit application.

7. **Chimneys.** The exposed portions of all fireplace chimneys will be of brick, stone, cultured stone, or siding similar to the exterior treatment of the building. The exposed base of all chimneys will be of the same material as the dwelling foundation. This proffer will not apply to direct-vent gas fireplaces or appliances.
8. **Foundations.** The exposed exterior portions of all foundations below the first floor level will be finished with brick, stone or cultured stone. On the front and side of each building, there will 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 facades.
9. **Foundation Planting.** Foundation plantings will be provided pursuant to Section 24-5309 of the County Zoning Ordinance.
10. **Sidewalks.** A continuous sidewalk a minimum of five (5) feet in width will be provided on at least one side of the street.
11. **Trash and Recycling.** There will be no central trash or recycling receptacles.
12. **Protective Covenants.** Prior to or concurrent with the final approval of the initial subdivision or plan of development for the Property, a document setting forth covenants (the "Covenants") 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 and establishing an owners' association (the "Association"). The Association may be a part of a larger association encompassing more property than just the Property. The Covenants shall provide for high standards of uniform maintenance of individual sites, common areas, open space, landscaping and private streets. The Association shall establish uniform rules related to the standards for approval by the Association of improvements within the Property, including, but not limited to, construction of any buildings and other structures and signage.
13. **Buffer.** The area shown on the Concept Plan as "15' BUFFER" will be planted to a minimum of a transitional buffer 25, with trees being evergreen trees or as otherwise approved at the time of Plan of Development review. An opaque fence a minimum of seven feet in height will be provided along the exterior boundary of such buffer. The area shown on the Concept Plan as "25' BUFFER" will be planted to a minimum of a transitional buffer 25. The area shown on the Concept Plan as "35 BUFFER" will be planted to a minimum of a transitional buffer 35. Such buffers will be landscaped and may include supplemental plantings, utilities, berms and/or fencing and other purposes as approved at the time of landscape plan review. Utility easements (including

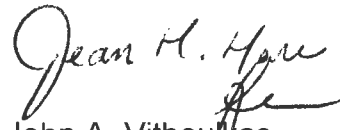
drainage) will be permitted within such buffer, provided, any such utility easements will be extended generally perpendicular through such buffer. Decorative fencing, such as a black cast aluminum decorative fence, shall be located within the 25' buffer located along Liesfeld Farm Drive, as determined at the time of landscape plan review.

14. **Road Standards.** Prior to the issuance of any final 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 plan of development, 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 the Association.
15. **Driveways.** All driveways shall be constructed of exposed aggregate, concrete, brick, stone, asphalt, pre-cast pavers or other similar materials approved by the Director of Planning. The termination of any alleys will be screened from view at the adjoining boundary line by landscaping and either a building or masonry wall as required at the time of Plan of Development review.
16. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. and 5:00 p.m. Saturdays and no construction shall be permitted on Sunday, 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.
17. **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.
18. **Recreational Facility.** All townhomes shall have the right to use, subject to reasonable rules and regulations, the recreational facility provided as part of Case C-9C-1 I.
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.

LLBB, LLC
August 20, 2024
Page 5

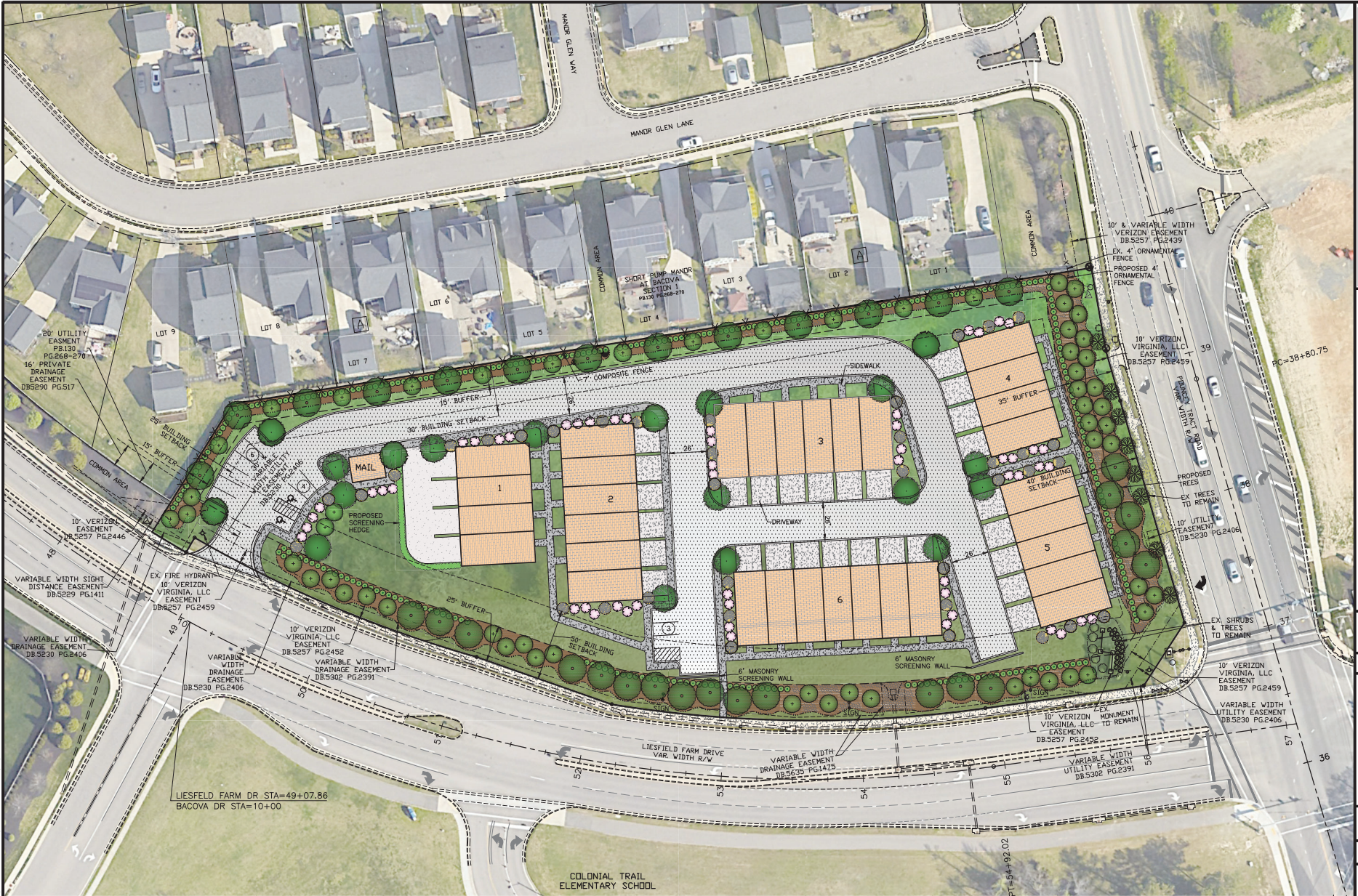
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,


John A. Vithoulkas
County Manager

pc: Lawrence Liesfield
Andrew M. Condlin
Director, Real Estate Assessment
Henrico County Schools

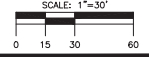
J:\PROJECTS\BACOVA\TRACT A\CONCEPT PLAN\MARK CONCEPT PLAN.DWG 05/21/2024 8:42 AM



REZ-2024-100816

SITE STATISTICS

PROPOSED ZONING	-- R-6
SITE AREA	-- 3.65 AC.
TOTAL BUILDINGS	-- 6
DENSITY	-- 8.77 UNITS/AC.
TOTAL UNITS	-- 32 UNITS
PARKING PROVIDED	-- 77 SPACES
PARKING REQUIRED	-- 77 SPACES
OPEN SPACE PROVIDED	-- 1.25 AC @ 30%
OPEN SPACE REQUIRED	-- 20% OF SITE AREA (0.73 AC.)
GFN #	-- 759-765-2992



YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7500 MANOR GREEN DRIVE P.O. BOX 517 WICHAMONDVILLE, VIRGINIA 23111
 PHONE: (804) 752-7624 FAX: (804) 752-7624 EMAIL: TYLER@YOUNGBLOOD-AND-ASSOCIATES.COM

BACOVA TRACT A
 THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

CONCEPTUAL PLAN

DATE: MAY 21, 2024

NO.	DATE	DESCRIPTION

DESIGNED BY: WAB
 DRAWN BY: GGL
 CHECKED BY: WAB

J. N.: 635-01-001
 CAD FILE: CONCEPT PLAN

SHEET 1 OF 1

REVISIONS	

Preliminary

ISSUE DATE
06/11/2024

"Towns"

A-1



FRONT ELEVATION STUDY

REZ-2024-100816



ALTERNATE SIDE ELEVATION STUDY



TYPICAL LEFT SIDE ELEVATION STUDY

REZ-2024-100816

**Art Dess
Designs**
3633 KINGS LAKE DRIVE
VIRGINIA BEACH, VA 23462
OFFICE: (757) 408-1488
CELL: (757) 617-2727

42 Broad Street Road, Suite B
Newport News, VA 23601

Boone Homes

**BOONE
HOMES**

**"Three Story Front"
"Town Homes"**

**Art
Dess
Designs**
The Art of Design

Art Dess Designs, Inc. is a professional architectural and interior design firm serving the Hampton Roads area. We are committed to providing our clients with the highest quality design services and a seamless project experience. Our team of experienced designers and drafters work together to create beautiful, functional spaces that meet our clients' needs and exceed their expectations. We are proud to be a part of the local community and to support the growth and development of the Hampton Roads area.

NO.	DATE	DESCRIPTION

Preliminary

ISSUE DATE
06/11/2024

"Towns"

A-2

REVISIONS

Preliminary

ISSUE DATE
06/11/2024

"Towns"

A-3



REAR ELEVATION STUDY

REZ-2024-100816

NO.	DATE	REVISIONS

Preliminary

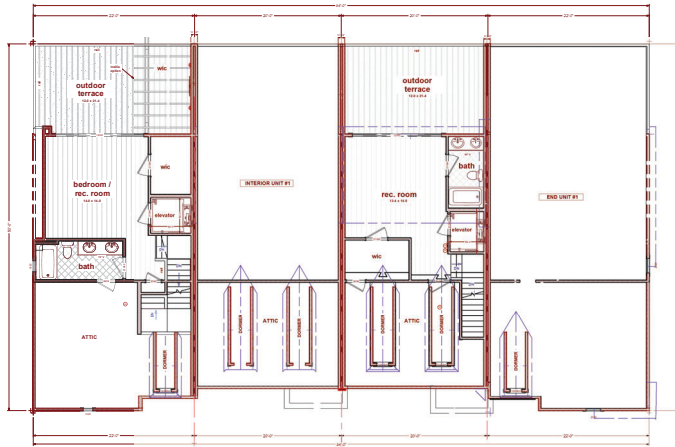
ISSUE DATE
06/11/2024

"Towns"

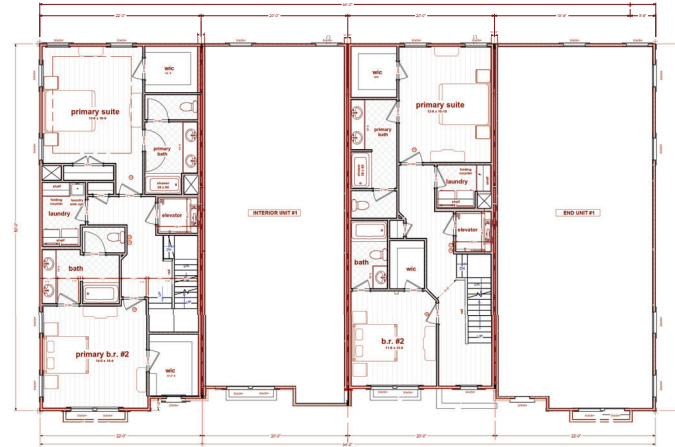
A-4



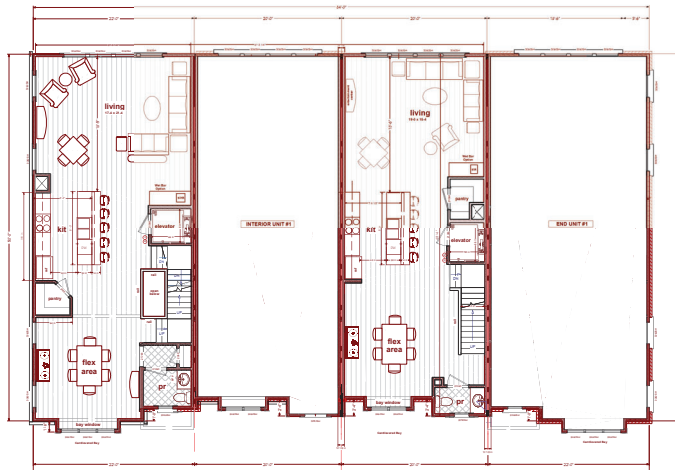
TYPICAL RIGHT SIDE ELEVATION STUDY



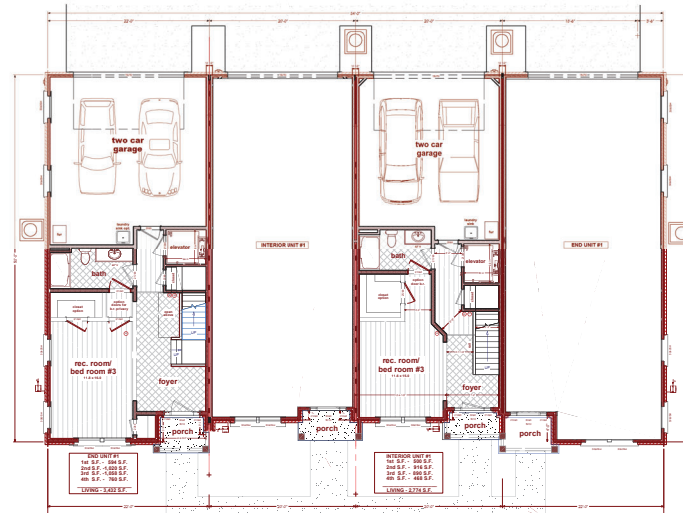
FOURTH FLOOR PLAN STUDY
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN STUDY
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN STUDY
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN STUDY
SCALE: 1/8" = 1'-0"

REZ-2024-100816

Art Deco Designs
3633 KINGS LAKE DRIVE
VIRGINIA BEACH, VA 23462
OFFICE: (757) 408-1488
CELL: (757) 617-2727

42 Broad Street Road, Suite B
Manassas Station, VA 22109

Boone Homes
BOONE HOMES

**"Three Story Front"
"Town Homes"**



REVISIONS

NO.	DATE	DESCRIPTION

Preliminary
ISSUE DATE
06/11/2024

"Towns"
A-5



REAR ELEVATION STUDY

REZ-2024-100816

REVISIONS

Preliminary

ISSUE DATE
07/23/2024

"Towns"

A-3

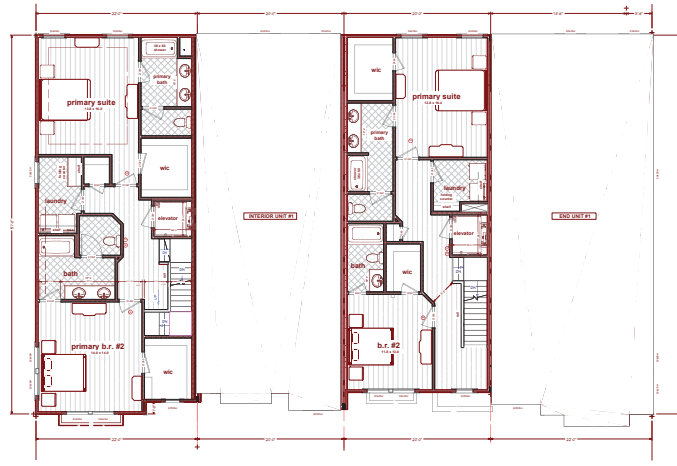
REVISIONS

Preliminary

ISSUE DATE
07/23/2024

"Towns"

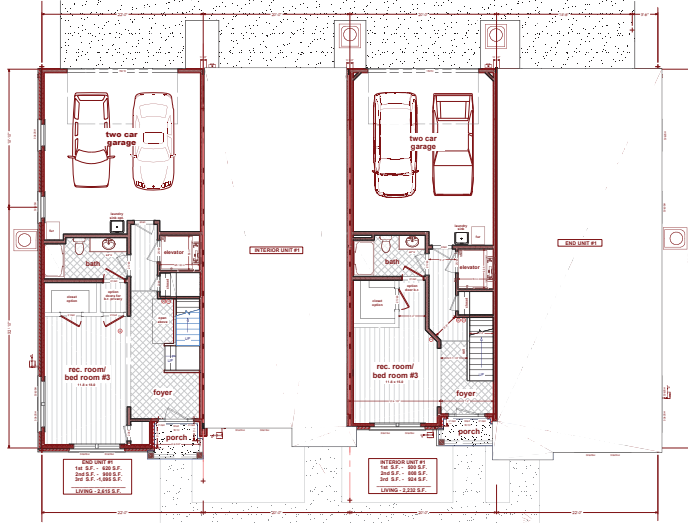
A-4



THIRD FLOOR PLAN STUDY
 SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN STUDY
 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN STUDY
 SCALE: 1/8" = 1'-0"

REZ-2024-100816