May 16, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0272

Persian Property, LLC

Clover Hill Magisterial District
Jacobs Elementary, Manchester Middle and Manchester High Schools Attendance Zones
Southeast quadrant of Hull Street and Astor Roads

REQUEST: Rezoning from Agricultural (A) to Residential Townhouse (R-TH) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A residential townhouse subdivision having a maximum of twenty-six (26) lots is planned, yielding a density of approximately 6.0 dwelling units per acre. Exceptions are requested to the minimum project size and buffer widths required in a Residential Townhouse (R-TH) District.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed zoning and land uses conform to the Route 360 Corridor Plan which suggests the property is appropriate for mixed use corridor uses which includes residential development of up to 6.0 dwelling units per acre.

B. The proffered conditions adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions mitigate the impact on capital

facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.

B. IT SHOULD BE NOTED THAT AMENDMENTS TO THE PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOODS(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE AMENDED PROFFERS.)

CONDITION

The Textual Statement dated May 2, 2006, shall be considered the Master Plan.

PROFFERED CONDITIONS

1. Utilities: Public water and wastewater systems shall be used. (U)

2. Timbering: Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)

3. Storm Water retention: The developer will retain the 10 year post development runoff on site and release at the 2 year predevelopment rate. (EE)

4. Buffers:

   a) A forty-five (45) foot buffer shall be provided along the southern project boundary, adjacent to Tax IDs 758-690-5081 and 5886. This buffer shall comply with the requirements of the Zoning Ordinance for fifty (50) foot buffers.
   b) All required buffers shall be located within recorded open space. (P)

5. Site Layout: Development of the property shall generally conform to the Proposed Site Layout, prepared by Persian Property, LLC and dated May 2, 2006 with respect to the relationship between the lots, sidewalks and focal points. (P)

6. Planting: Street trees shall be provided along both sides of all sidewalks within the development. (P)

7. Focal Point: A minimum of 0.75 acres of the required open space shall serve as a focal point as one enters the project. Part of this area shall be hardscaped and have benches or other amenities that accommodate and facilitate gatherings. The focal point shall be developed concurrent with first phase of development. (P)

8. Sidewalks: Sidewalks shall be provided along the front of all units. Ornamental pedestrian scale lighting, not to exceed fourteen (14) feet in height, shall be provided to illuminate the sidewalks. (P)

9. Density: A maximum of twenty six (26) dwelling units shall be permitted on the property. (P)

10. Cash Proffer: For each dwelling unit developed, the applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of a building permit for each dwelling unit for infrastructure improvements within the service district for the Property:

    a) $15,600 per dwelling unit if paid prior to July 1, 2006; or
    b) The amount approved by the Board of Supervisors not to exceed $15,600 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2005 and July 1 of the fiscal year in which the payment is made if paid after June 30, 2006.
    c) Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.
    d) Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not in addition to, any impact fees, in a manner as determined by the County. (B&M)

11. Dwelling size: The minimum gross floor area of each dwelling unit shall be 1,200 square feet. (P)

12. Building Material: The facades of dwelling units shall be constructed of brick, brick or stone veneer, split face block, wood, vinyl or composition of such materials. All exposed portions of the foundation of each dwelling unit shall be faced with brick or split face block veneer. (P)

13. Garage: All garages shall be rear or side loaded. (P)

14. Driveway: All private driveways serving each dwelling unit shall be hardscaped. The exact treatment shall be approved at the time of tentative subdivision plan review. (P)

15. Roadway: All roads that accommodate general traffic circulation through the development, as determined by the Transportation Department, shall be designed and constructed to VDOT standards and taken into the State System. (T)

16. Access: No direct vehicular access shall be provided from the property to Hull Street Road (Route 360). (T)

17. The following shall be recorded as deed restrictions in conjunction with the recordation of any subdivision plat:

    A. No lot shall be used except for residential purposes. No business uses (profit or non-profit) including home occupations shall be conducted on the premises. Home occupations may be permitted if approved by the Homeowner's Association.

    B. No improvements including, without limitation, a dwelling, accessory, structure, or addition such as a carport, driveway, porch, sidewalk, roof, lamp post, fence, garage, or other outbuildings, to the extent permitted by law, antenna, or similar device, or change in the exterior color or building material shall be made, erected, altered, or replaced unless two sets of detailed plans and specifications, including a site plan locating all such improvements and describing exterior finishes (material and color, including roof) have first been submitted to and approved by Declarant in wiriting.

    C. Declarant reserves unto itself the right and privilege to install gas lines, water lines, sewer lines, storm sewers, electric lines, telephone and telegraph poles, lines and wires, and other utilities and appurtenances in the street and roads of the Subdivision and along the property lines of the Lots, and to grant to other persons, companies, or corporations any or all of such rights and privileges, but the reservation of such rights shall not relieve any grantee from the obligation to pay the usual and customary charges made with respect to his Lot for the installation and/or connection of utilities.

    D. In considering requests for approval of fences and hedges, the following general guidelines will be applied:

        1. No fence shall be permitted in the front yard of any Lot (between the building setback line and street or sidewalk line).
        2. No fence or hedge shall generally be permitted higher than 48 inches of any Lot.
        3. No chain link fences or fences of other materials similar in nature or appearance will be permitted on any Lot.

E. Declarant may in its absolute discretion waive or modify these guidelines and consider such other criteria as it shall deem appropriate.

F. No sign of any kind shall be displayed to public view on any Lot, unless first approved in writing by Declarant, except on sign of not more than four (4) square feet advertising the property for sale or rent, or signs used by the initial construction and sales period.

G. No use shall be made of any Lot, or any part thereof which constitutes a nuisance or which would adversely affect the value or marketability of other Lots. No stables, swine, sheep, cows, or the like shall be permitted on any Lot. All trash, garbage and/or rubbish shall be kept in sanitary containers located so as not to be visible from a public street except as necessary for limited times in connection with pickup and removal by disposal services and except during periods of construction.

H. No driveway, entranceway, or sidewalk shall be constructed on any Lot unless approved as provided in paragraph 2.

I. No structure of a temporary character or any trailer, tent, barn, or other outbuildings shall be used on any Lot at any time as a residence, either temporarily or permanently.

J. No trees over six (6) inches in diameter shall be removed from any Lot without the prior written approval of the Declarant.

K. No portable air conditioner units shall be placed in any window of a dwelling or other building if visible from a public street.

L. Except as otherwise provided by applicable Law, no exterior television antenna (including "dish" type) or other antennas shall be permitted to extend over five (5) feet above the roofline of any building.

M. No motor vehicle will be parked on or adjacent to any Lot which does not have a current state license, state inspection sticker, and county license, and no commercial vehicle, such as a school bus, delivery truck, or other large vehicle or equipment will be parked on a street in the subdivision or on any Lot. No recreational vehicle (mobile home, camping trailer, and other similar vehicles) shall be parked on a street in the subdivision or on any Lot except in a driveway.

N. Any one or more of the covenants or restrictions imposed by paragraphs 1 through 5 above may be waived or modified, in whole or in part, as to the entire Subdivision or any part thereof, by written instrument signed by Declarant and recorded where these restrictions are recorded.

O. In addition to the foregoing conditions and restrictions, the Lots shall be subject to easements for drainage and utilities, including power and telephone lines, as shown on the plat, and any other easements of record at the time of conveyance of any Lot.

P. Invalidation of any one of the provisions of these restrictions by judgment, court order, or otherwise shall in no way affect any of the other provisions which shall remain in full force and effect.

Q. Declarant reserves the right to assign and transfer to any person, persons, or entity some or all of its rights provided herein and in such event such transferee shall have and may exercise all such rights to the same extent as if he, they, or it were the Declerant.

R. Declarant shall have the full right and privilege to enforce all restrictions and conditions contained herein by appropriate proceeding at law for damages and/or in equity for appropriate injunctive relief and restraining orders to prevent violations, or to require violations to be corrected, together with damages sustained including, without limitation, attorneys' fees and costs. In addition, any Owner shall have, after seventy five percent (75%) or more of the Lots have been conveyed to purchasers other than builders, the right to enforce compliance with these restrictions as provided in this paragraph.

S. These restrictions shall run with the land and be binding upon any and all succeeding owners, their personal representatives, estates, heirs, devisees, assigns, or successors in interest or any other partied having or taking an interest in or to the Property, or any part thereof, and shall automatically be extended for successive periods of ten (10) years unless otherwise provided in a written instrument executed by the owners of a majority of the Lots in the Subdivision unless a release, waiver, or breach of any one or more of the restrictions contained herein or any part thereof is required or agreed to by a court or governmental authority having jurisdiction over the Property.

T. Declarant, as owner of all of the Property subjected to the Declaration, shall, at such time as it deems appropriate, cause to be incorporated under the laws of the Commonwealth of Virginia a non profit corporation to be named "Longwood Town Homeowner's Association" or a similar name (the "Association").

1. All Owners shall be members ("Members") of the Association and shall be entitled to one (1) vote, per each Lot owned by them (provided, however, that if a Lot is owned by more than one owner, the owners of such Lot shall be entitled to only one vote

between them), on all matters which are required to be decided by a vote of the Members of the Association.

2. The Members shall annually elect a five (5) member board of directors (the "Board of Directors") which shall be responsible for operating the Association, provided, however, that until such time as eighty-five percent (85%) of the Lots are owned by persons other than builders of the Declarant, the Board of Directors shall consist of five (5) directors all of whom shall be selected by the Declarant.

3. Each year the Board of Directors shall prepare an annual budget (the "Budget") containing an itemization of the expenses, which it anticipates, the Association will incur during the upcoming year to fulfill its responsibilities hereunder. The Budget shall be sent to each owner together with a notice of assessment (the "Annual Assessment") for the owner's pro rata share of the budget, which shall be computed by dividing the total Budget by the number of Lots. Upon receipt of the Annual Assessment, each Owner shall be required to make payment of the same in the manner designated by the Board of Directors.

4. In addition to any Annual Assessments, the Association may levy in any assessment year a special assessment (the "Special Assessment") applicable to that year only for the purpose of defraying in whole or in part the cost of any reconstruction, unexpected repair, or replacement of a capital improvement, including the necessary fixtures and personal property related thereto, provided that any such Special Assessment shall have the consent of the Owners of two-thirds (2/3) of the Lots.

5. Any Annual Assessment of Special Assessment (the "Assessments") which is not paid by an Owner within such time as shall be determined by the Board of Directors shall bear interest at a rate per annum determined by the Board of Directors from such date until paid and shall constitute a lien upon the Lot owned by such Member, without limitation, mortgages, deeds of trust, or any other lien hereafter placed upon any Lot, except a first mortgage of deed of trust securing a loan by a bona fide institutional lender to which such lien shall be subordinate. No Owner may waive or escape liability for the assessments hereunder for any reason. No sale or other transfer shall relieve any owner from liability for any Assessments due nor any Lot from the lien of any Assessments. The amount of any such lien may be enforced by suit or otherwise at the election of the Association and the Owner shall be required to reimburse the Association for all attorneys' fees and expenses

incurred in so doing, the amount of which shall also constitute a lien on the Lot as herein provided. Notwithstanding the above, a party who acquires title to a Lot by virtue of the foreclosure of lien secured by a first mortgage of deed of trust to which this lien is subordinate or by a deed or assignment in lieu of foreclosure any liability of lien chargeable to such Lot on account of any period of time prior to such acquisition of title. Said acquiring party shall, however, be bound by the provisions of this Declaration including, without limitation, Assessments effective after said acquisition of title.

U. The Declarant hereby reserves the right, a Declarant's sole discretion, to add any additional land to the property subject to the Declaration of Protective Covenants. (P)

GENERAL INFORMATION

Location:

Southeast quadrant of Hull Street and Astor Roads. Tax ID 758-690-2095.

Existing Zoning:

A

Size:

4.5 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A and O-2; Single family residential or vacant
South - A; Single family residential or vacant
East and West - A; Vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along the northeast side of Astor Road, adjacent to this site. In addition, a twenty-four (24) inch water line extends

along the north side of Hull Street Road, opposite this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line along Lyndale Drive, approximately 1465 feet southeast of this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the south through natural water courses to Falling Creek. There are no known on-site drainage or erosion problems at this time. Approximately one year ago, the property owners began clearing the property. The County requested that the clearing cease and the area was stabilized. Since the property is partially wooded, no additional timbering should take place until a land disturbance permit has been obtained from the Department of Environmental Engineering. This will insure that proper erosion control devices are in place. (Proffered Condition 2)

The property drains to the east to a channel that traverses the eastern corner of the property. This channel then continues through Longwood Acres and Bedford Subdivisions that were recorded in 1966 and 1972. Currently, flooding problems have been experienced downstream and during severe storms, water has entered the basements of two homes. It also appears that the pipes under the two downstream roads within the subdivisions are inadequate. The developer has proffered to retain on site the 10 year post development runoff and release it at a two year pre-development runoff. (Proffered Condition 3)

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program.

Fire Service:

The Public Facilities Plan indicates that fire and emergency medical service (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022 in the Plan. In addition to the six (6) new stations, the Plan also recommends the expansion of five (5) existing stations. Based on twenty-six (26) dwelling units, this request will generate approximately three (3) calls for fire and emergency medical service each year. The applicant has addressed the impact on fire and EMS. (Proffered Condition 10)

Manchester Fire Station, Number 2, and Manchester Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Schools:

Approximately fourteen (14) students, (Elementary: 6, Middle: 3, and High: 5), will be generated by this development. Currently, this site lies in the Jacobs Elementary School attendance zone: capacity - 733, enrollment – 633; Manchester Middle School zone: capacity - 1,319, enrollment - 1,509; and Manchester High School zone: capacity - 1,941, enrollment - 2,467. This property will be in the Clover Hill High School zone for 2006-2007. The enrollment is based on September 30, 2005 and the capacity is as of 2005-2006. This request will have an impact on the secondary schools. There are currently sixteen (16) trailers at Manchester Middle and seventeen (17) trailers at Manchester High.

A new middle school is in the current Capital Improvement Program and is proposed to open in the fall of 2009 that will provide relief for schools in this area of the county. The new Cosby High School is under construction, and is scheduled to open in the fall of 2006. This school will provide relief for Clover Hill and Manchester High Schools.

This case, combined with other tentative residential developments and zoning cases in the zones, would continue to push these schools to capacity, especially at the secondary level. This case could necessitate some form of relief in the future. The applicant has addressed the impact of the development on school facilities. (Proffered Condition 10)

Libraries:

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed countywide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Development of the property would most likely affect the existing La Prade Library. The applicant has addressed the impact of the development on library facilities. (Proffered Condition 10)

Parks and Recreation:

The Public Facilities Plan identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks and five (5) community centers by 2020. In addition, the Public Facilities Plan identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The Plan identifies shortfalls in trails and recreational historic sites.

The applicant has offered measures to assist in addressing the impact of this proposed development on these parks and recreational facilities. (Proffered Condition 10)

Transportation:

The property (4.5 acres) is currently zoned Agricultural (A), and the applicant is requesting rezoning to Residential Townhouse (R-TH). The applicant has proffered a maximum density of twenty-six (26) units (Proffered Condition 9). Based on townhouse trip rates, development could generate approximately 210 average daily trips. These vehicles will be initially distributed along Astor Road to Hull Street Road (Route 360), which had a 2003 traffic count of 51,717 vehicles per day. Route 360 between Courthouse Road and Walmsley Boulevard is a six-lane divided facility, and its capacity is acceptable (Level of Service D) for the volume of traffic it carries.

The Thoroughfare Plan identifies Route 360 as a major arterial. The applicant has proffered that no direct vehicular access will be provided from the property to Route 360 (Proffered Condition 16). Access to Route 360 will be provided via Astor Road.

The property will be developed as a townhouse project. Staff recommends that all of the main streets in these types of developments be accepted into the State Highway System. Having these streets accepted into the State Highway System will insure their long-term maintenance. The applicant has proffered that all of the streets that will accommodate general traffic circulation, will be designed and constructed to State (i.e., the Virginia Department of Transportation) standards and taken into the State System. (Proffered Condition 15)

The traffic impact of this development must be addressed. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of this development (Proffered Condition 10). As development continues in this part of the county, traffic volumes on area roads will substantially increase. Cash proffers alone will not cover the cost of the improvements needed to accommodate the traffic increases. No public road improvements in this part of the county are currently included in the Six-Year Improvement Plan.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	26*	1.00
Population Increase	70.72	2.72
Number of New Students		
Elementary	6.06	0.23
Middle	3.38	0.13
High	4.39	0.17
TOTAL	13.83	0.53
Net Cost for Schools	139,048	5,348
Net Cost for Parks	15,704	604
Net Cost for Libraries	9,074	349
Net Cost for Fire Stations	10,530	405
Average Net Cost for Roads	232,492	8,942
TOTAL NET COST	$406,848	$15,648

*Based on a proffered maximum of twenty-six (26) dwelling units (Proffered Condition 9). Actual number of dwelling units and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries, and fire stations at $15,648 per unit. The applicant has been advised that a maximum proffer of $15,600 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 10)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Route 360 Corridor Plan which suggests the property is appropriate for a mixture of uses to include residential of up to six (6) dwelling units per acre; office/warehouse uses; churches; and other public facilities with similar impacts. Further, the Plan suggests that residential developments should incorporate high quality

architectural features and site amenities, to include cluster designs to maintain open space.

Area Development Trends:

Surrounding properties are zoned Agricultural (A) and Corporate Office (O-2) and are occupied by single family residences or are currently vacant. It is anticipated that area development and redevelopment would provide for a mix of higher density residential and office uses consistent with the recommendations of the Plan.

Density, Dwelling Size and Architectural Treatment:

The Ordinance requires a minimum project size of ten (10) acres in a Residential Townhouse (R-TH) District. An exception is requested to permit a minimum project size of 4.5 acres (Condition and Textual Statement 1). Proffered Condition 9 limits the number of lots to twenty-six (26), yielding a density of approximately 6.0 dwelling units per acre.

At the request of area residents, other standards include minimum house sizes and architectural treatment. (Proffered Conditions 11 and 12)

Cluster Standards:

The proffered conditions offered for this cluster project are consistent with those typically required by the Commission and Board of Supervisors on similar projects recently approved. The proposed Site Layout Plan identifies the general locational relationships between the proposed lots, focal point and sidewalks (Proffered Condition 5). Proffered standards include hardscaped driveways, sidewalks lined with street trees, focal point and rear or side loaded garages. (Proffered Conditions 6, 7, 8, 13 and 14)

Lighting:

At the request of the Clover Hill Commissioner, Proffered Condition 8 provides for ornamental pedestrian scale lighting within the development.

Buffers:

The Zoning Ordinance requires buffers adjacent to the western and part of the southern project boundaries. The Subdivision Ordinance requires buffers along Hull Street and Astor Roads. Proffers require that these buffers be provided in open space. (Proffered Condition 4.b)

Two (2) parcels located along the southern boundary of the property are zoned Agricultural (A) and are currently vacant (8300 and 8308 Luton Road). The Plan suggests that these properties are appropriate for residential development. As such, the Zoning Ordinance requires a fifty (50) foot buffer adjacent to these two (2) parcels. The

applicant has requested a five (5) foot reduction in this buffer width to forty-five (45) feet (Textual Statement 2). The remaining parcels adjacent to the southern boundary of the property are zoned A, but are currently occupied by dwellings. As such, the Ordinance would not require the provision of a buffer adjacent to these developed parcels. The applicant has proffered the provision of a forty-five (45) foot wide buffer adjacent to these parcels, consistent with the proposed buffer adjacent to the aforementioned adjacent vacant parcels. (Proffered Condition 4.a)

Restrictive Covenants:

The applicant has agreed to record restrictive covenants (Proffered Condition 17). It should be noted that the County will not be responsible for enforcing the restrictive covenants, only that they be recorded. Once recorded, the restrictive covenants may be changed.

CONCLUSIONS

The proposed zoning and land uses conform to the Route 360 Corridor Plan which suggests the property is appropriate for mixed use corridor uses to include residential uses of up to 6.0 dwelling units per acre; office/warehouse uses; churches; and other public facilities with similar impacts. Further, the Plan suggests that residential developments should incorporate high quality architectural features and site amenities, to include cluster designs to maintain open space.

The proffered conditions adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended.

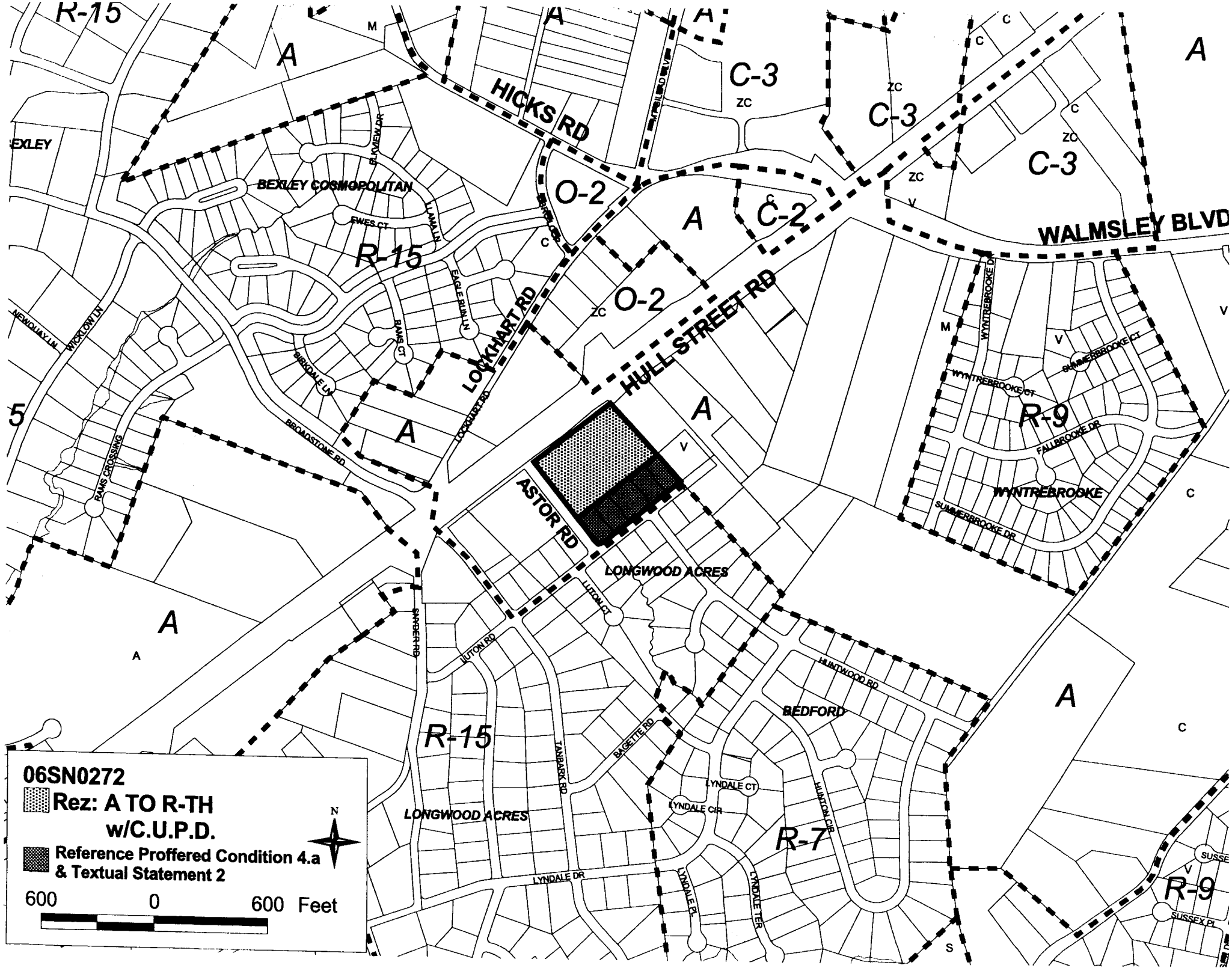
TEXTUAL STATEMENT

1. **Minimum Acreage**: The townhouse development shall be permitted on 4.5 acres.

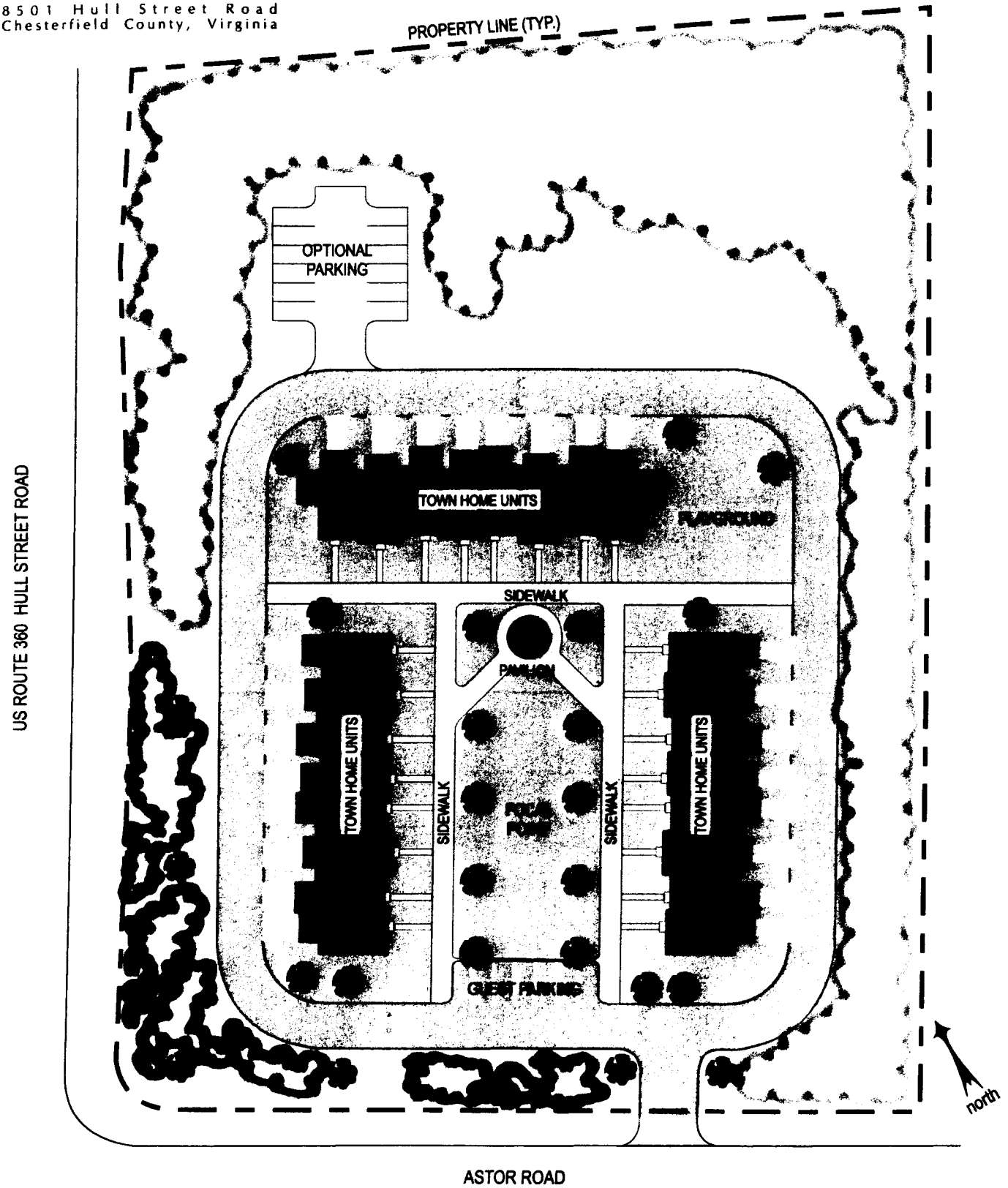
2. **Buffer**: The minimum buffer width adjacent to Tax IDs 758-690-2359, 3065 and 4073 shall be forty-five (45) feet Such buffers shall comply with the requirements of the Zoning Ordinance for fifty (50) foot buffers.

Persian Property, LLC.
Soumitra Banerjee, President

5/2/2006
Date


06SN0272
Rez: A TO R-TH w/C.U.P.D.
Reference Proffered Condition 4.a & Textual Statement 2
600 0 600 Feet
N
HICKS RD
WALMSLEY BLVD
HULL STREET RD
LOCKHART RD
ASTOR RD
BEXLEY COSMOPOLITAN
LONGWOOD ACRES
BEDFORD
WYNTREBROOKE
R-15
R-9
R-7
C-3
C-2
O-2
A

Longwood
TOWNHOMES
8501 Hull Street Road
Chesterfield County, Virginia



PROPOSED SITE LAYOUT
NOT TO SCALE

MAY 2, 2006

Persian Property, LLC
DEVELOPMENT

06SN0272-1