~~March 21, 2006 CPC~~
~~May 16, 2006 CPC~~
June 28, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0144

Henry Jones Family, L.C.

Midlothian Magisterial District
Watkins Elementary, Midlothian Middle and Midlothian High Schools Attendance Zones
West line of Woolridge Road

REQUEST: Rezoning from Residential (R-9) and Light Industrial (I-1) to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A residential townhouse subdivision with a minimum lot size of 1,520 square feet is planned (Textual Statement Section 1). A maximum of eight (8) units per acre is permitted in a Residential Townhouse (R-TH) District, yielding approximately 175 dwelling units.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 6.

AYES: MESSRS. WILSON, BASS AND LITTON.
NAYS: MESSRS. GECKER AND GULLEY.

STAFF RECOMMENDATION

Recommend denial for the following reasons:

A. While the Midlothian Area Community Plan suggests that the area is appropriate for a mix of office, commercial and residential uses, this isolated proposal fails to

insure the coordinated integration of these residential uses with future commercial development on surrounding properties.

B. The requested exception to the provision of off-street parking may result in deficiencies in parking.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

The applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950) (as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns (the "Applicant"), proffers that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owner and Applicant. In the event this request is denied or approved with conditions not agreed to by the Applicant, the proffers shall immediately be null and void and of no further force or effect:

(CPC) 1. Master Plan. The textual statement dated May 15, 2006, and the Conceptual Layout prepared by Timmons Group, dated November 1, 2005, shall be considered the Master Plan. The site shall be developed in general conformance with the Conceptual Layout. Conformance shall require: minimized front setbacks from internal roads; road connections to adjacent properties in the general vicinity shown on the Conceptual Layout; use of detached garages with alleys; road configurations generally as shown on the Conceptual Layout unless otherwise required by VDOT or the Chesterfield County Transportation Department; interspersion of open space throughout the Property, with adjacent townhouses fronting on such open spaces to the extent feasible. (P)

(CPC) 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 have been installed. (EE)

(CPC) 3. Public Water and Wastewater. The public water and wastewater systems shall be used. (U)

(CPC) 4. Vehicular Access to Woolridge Road. Direct vehicular access from the Property to Woolridge Road shall be limited to one (1) public road (the

"Site Road"). The exact location of this access shall be approved by the Transportation Department. (T)

(CPC) 5. Public Roads. 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)

(CPC) 6. Detached Garages. Initially all townhouse units shall have detached garages that are accessed from alleys at the rear of the townhouse lots. (P)

(CPC) 7. Sidewalks. Sidewalks and trails shall be provided to facilitate pedestrian access within the development and to adjacent development. Sidewalks shall be provided generally along both sides of public roads that have units fronting the road. (P)

(CPC) 8. Street Trees. Street trees shall be provided along both sides of all public roads that have units fronting the road. (P)

(CPC) 9. Building Orientation. With the exception of those units located within 300 feet of Woolridge Road, any townhouse unit located within fifty (50) feet of the northern perimeter of the Property shall be oriented so that its side or rear faces toward the northern property line. (P)

(CPC) 10. Road Improvements. To provide an adequate roadway system, the Developer shall provide the following road improvements with initial development of the Property:

a. Construction of additional pavement along North Woolridge Road at the Site Road intersection to provide a right turn lane into the Property;
b. Modifications to the traffic signal at the North Woolridge Road/Walton Park Drive/ Site Road intersection to provide for access to the Property;
c. Construction to VDOT standards and acceptance into the State System of a two-lane road from a public road within the Property, as identified in Proffered Condition 5, to Route 60, extending generally along the eastern property line of Midlothian Middle School ("North-South Road"), if approved by the Chesterfield Transportation Department and VDOT. Additional pavement shall be provided for the North-South Road at its intersection with Route 60, to provide a three-lane typical section (one southbound lane and two northbound lanes);
d. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the Developer is

unable to acquire the "off-site" right-of-way that is necessary for such improvements, the Developer may request, in writing, that the County acquire such right-of-way as a public road improvement. All costs associated with the acquisition of the right of way shall be borne by the Developer. In the event the County chooses not to assist the Developer in acquisition of the "off-site" right-of-way, the Developer shall be relieved of the obligation to acquire the "off-site" right-of-way, and only provide road improvements that can be accommodated within available right-of-way, as determined by the Transportation Department. (T)

(CPC) 11. Restrictive Covenants. Prior to recordation of the initial subdivision plat, restrictive covenants shall be recorded that provide for the following:

a. An architectural review committee ("ARC"), which, until such time as the Property is fully built out, shall include, in addition to the developer's representatives and property owners, one member selected by the Village of Midlothian Volunteer Coalition and one member who is a licensed architect.

b. Incorporation of the language set out in the Architectural Guidelines attached as Exhibit A. The restrictive covenants shall not be changed for a period of ten (10) years from the date of the issuance of the first building permit, and the Architectural Guidelines shall not be changed except by unanimous decision of the ARC;

c. Enforceability of the restrictive covenants by the Village of Midlothian Volunteer Coalition-- until such time as the permanent occupancy permit has been issued for all residential units -- through any applicable administrative process provided by the restrictive covenants, through judicial review, or through any other available legal remedy; and

d. Variation in Building Height: Townhome units shall be either two (2) or three (3) stories in height, not including any attic. In order to obtain variety in building massing within the Project, no more than 2/3 of the units may have the same number of stories. Variety in massing may be achieved by variations in the number of stories both within groups of townhomes and between groups of townhomes. (P)

(CPC) 12. Impacts on Capital Facilities. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield for infrastructure improvements within the service district for the property:

a. Prior to the issuance of a building permit for each dwelling unit, the applicant, subdivider, or assignee(s) shall pay to the County of

Chesterfield the following amounts for infrastructure improvements within the service district for the property:

i) If payment is made prior to July 1, 2006, $15,600.00 per dwelling unit. At time of payment, $15,600.00 will be allocated pro-rata among the facility costs as follows: $602.00 for parks and recreation, $348.00 for library facilities, $8,915.00 for roads and $404.00 for fire stations and $5,331.00 for schools; or

ii) If payment is made after June 30, 2006, the amount approved by the Board of Supervisors not to exceed $15,600.00 per dwelling unit pro-rated as set forth in Proffered Condition 12.a.i. above and 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.

iii) Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. (B&M)

(CPC) 13. Geotechnical Report. A geotechnical report prepared by a consultant who has had previous mining/geotechnical experience in reclamation of mine shafts shall be submitted to the Environmental Engineering Department prior to or in conjunction with any subdivision submission. Upon review by Environmental Engineering, or its designee, the report may either be accepted or revisions requested and, if revisions are requested, the report shall be resubmitted in the same manner for review and acceptance by Environmental Engineering, or its designee. The report shall include, but not be limited to, the following:

a. The location and analysis to include, but not be limited to, type (e.g., mine entrance shaft, air vents, unsuccessful exploratory pits, etc.), size, and depth of any mining pits or tailing heaps;
b. Fill-in/reclamation procedures; setbacks between the perimeter of any shaft; and any other measures intended to protect the health, safety, and welfare of people and structures;
c. The impact of any horizontal shafts on construction and future health, safety, and welfare issues;
d. The location and number of soil borings and depth necessary to confirm that building sites are not impacted by any horizontal shafts; and
e. The allowable building envelopes and location based on the geotechnical recommendations.

All development on the Property shall comply with the recommendations of the accepted report. Prior to final subdivision approval, the developer shall submit to Environmental Engineering evidence of compliance with the recommendation of the geotechnical report. (EE)

(CPC) 14. Landscaping Along Woolridge Road. Within the setback along Woolridge Road, landscaping shall be provided that meets, at a minimum, the requirements of perimeter landscaping E. (P)

GENERAL INFORMATION

Location:

West line of North Woolridge Road, south of Midlothian Turnpike. Tax ID 731-706-Part of 3947 (Sheet 6)

Existing Zoning:

R-9 and I-1 with Conditional Use Planned Development

Size:

21.8 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - R-7, C-2, C-3 and O-2; Commercial, office or vacant
South - A, R-MF and C-3; Vacant
East - R-9, O-2 and A; Commercial or vacant
West – A and R-7; Public/semi-public or vacant

UTILITIES

Public Water System:

There is an existing thirty (30) inch water line extending along the western boundary of the request property and continuing south along Grove Hill Road. In addition, there is an existing eight (8) inch water line that terminates approximately 240 feet north of this site. An easement was left across the property to the north to facilitate extending this water line to serve the request site. Use of the public water system is intended and has been proffered. (Proffered Condition 3)

Per Utilities Department Design Specifications (DS-21), wherever possible, two (2) supply points shall be provided for subdivisions containing more than twenty-five (25) lots.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending across the western portion of this site. Use of public wastewater is intended and has been proffered. (Proffered Condition 3)

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the south into the existing pond in The Grove. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development. The property is wooded and should not be timbered without obtaining a land disturbance permit from the Environmental Engineering Department and the appropriate devices installed. This will insure that adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 2)
The zoning case is also located along the edge of the Midlothian Mine District. Due to unknown locations of these very old mines, air shafts and vents in the general area, Proffered Condition 13 requires the developer to submit a Geotechnical Report which will, through the use of borings and other techniques, locate any mine shafts, air vents, exploratory pits, etc., on the property. The report will also make recommendations based on the findings as to reclamation, setbacks of buildings, roads, parking or other types of use needed to address any health, safety and welfare issues.

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 102 dwelling units, this request will generate approximately seventeen (17) calls for fire and emergency medical service each year. The applicant has addressed the impact of this request on fire and EMS. (Proffered Condition 12)

The Midlothian Fire Station, Company Number 5 provides fire protection and the Forest View Volunteer Rescue Squad currently provides 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 fifty-four (54) students will be generated by this development. Currently, this site lies in the Watkins Elementary School attendance zone: capacity - 752, enrollment - 759; Midlothian Middle School: capacity - 1,301, enrollment - 1,467; and Midlothian High School: capacity - 1,589, enrollment - 1,582. The enrollment is based on September 30, 2005 and the capacity is as of 2005-2006. This request will have an impact on all schools involved. There are currently seven (7) trailers at Watkins Elementary and six (6) trailers at Midlothian Middle.

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 this development on school facilities. (Proffered Condition 12)

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 this property would most likely affect the existing Midlothian Library. The Public Facilities Plan identifies a need for additional library space to serve this area of the County and recommends a new library in the Robious Road corridor between Huguenot and James River Roads.

The request addresses the impacts of this development on library facilities. (Proffered Condition 12)

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 Recreation Facilities. (Proffered Condition 12)

Transportation:

The property (21.8 acres) is currently zoned Residential (R-9) and Light Industrial (I-1), and the applicant is requesting rezoning to Residential Townhouse (R-TH). The applicant has prepared a preliminary layout that shows development of 159 residential units on the property. Based on townhouse trip rates, development could generate approximately 960 average daily trips. These vehicles will be initially distributed along North Woolridge Road, which had a 2005 traffic count of 11,640 vehicles per day. North Woolridge Road between Coalfield Road and Walton Park is a four-lane divided facility, and its capacity is acceptable (Level of Service A) for the volume of traffic it carries.

The Thoroughfare Plan identifies North Woolridge Road as a major arterial. The applicant has proffered that direct vehicular access from the property to North Woolridge Road will be limited to one (1) public road intersection (Proffered Condition 4). This access will align Walton Park 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 5)

The traffic impact of this development must be addressed. The applicant has proffered the customary improvements along North Woolridge Road such as a right turn lane and traffic signal modifications (Proffered Condition 10). In addressing neighborhood concerns, Proffered Condition 10 also requires the construction of a two-lane public road from the internal public roads that will be developed on the property, north to Midlothian Turnpike (Route 60). The section of Route 60 from Winterfield Road to Old Buckingham Road exceeds its capacity (Level of Service F) for the volume of traffic it carries (45,282 VPD in 2005). Installation of a traffic signal on Route 60 at the proposed public road intersection would require the installation of a raised median and turn lanes along Route 60. Installing a traffic signal along this section of Route 60 would increase traffic delays and congestion. Based on planned development in the area, staff does not anticipate that a traffic signal will be warranted at the proposed public road/Route 60 intersection.

Acquisition of "off-site" right-of-way is not anticipated to be needed for the proffered road improvements. However, according to Proffered Condition 10, if the developer needs off-site right-of-way and is unable to acquire it, the developer may request the county to acquire the right-of-way as a public road improvement. All costs associated with the acquisition will be borne by the developer. If the county chooses not to assist with the right-of-way acquisition, the developer will not be obligated to acquire the off-site right-of-way, and will only be obligated to construct road improvements within available right-of-way. (Proffered Condition 10)

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 12). 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	102*	1.00
Population Increase	277.44	2.72
Number of New Students		
Elementary	23.77	0.23
Middle	13.26	0.13
High	17.24	0.17
TOTAL	54.26	0.53
Net Cost for Schools	545,496	5,348
Net Cost for Parks	61,608	604
Net Cost for Libraries	35,598	349
Net Cost for Fire Stations	41,310	405
Average Net Cost for Roads	912,084	8,942
TOTAL NET COST	1,596,096	15,648

* Based on an average actual yield of 4.7 units per acre. The actual number of 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 12)

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:

The request property lies within the boundaries of the Midlothian Area Community Plan which designates the property as part of the Village Shopping District and proposed "Village Square." The Plan envisions this area will serve as the commercial core for the village. The Plan suggests that a mixture of neighborhood, retail, office, service, residential and public uses may be appropriate and suggests that development of this area should be part of a coordinated plan of development for the whole in order to incorporate compatible amenities such as facade treatments, signage, uses and their locations, pedestrian amenities and enhancement of historic and natural features, as well as appropriate integration that will be vital to the long-term success of this commercial core area. The Plan envisions that over time the small highway-oriented businesses along the Route 60 corridor will be redeveloped to reinforce the internal focus towards this "Village Square," therefore appropriate integration between uses on the request property and commercial uses on properties to the north and south should be carefully considered.

Area Development Trends:

Properties to the north are zoned Residential (R-7), Neighborhood and Community Commercial (C-3) and Corporate Office (O-2) and are occupied by commercial and office uses or are vacant. Properties to the south are zoned Agricultural (A), Residential Multi-family (R-MF) and Community Commercial (C-3) and are planned as part of The Grove development. Properties to the east are zoned Residential (R-9), Corporate Office (O-2) and Agricultural (A) and are occupied by commercial uses or are vacant. Properties to the west are zoned Agricultural (A) and Residential (R-7) and are occupied by pubic/semi-public use (public school) or are vacant. The Plan suggests that this area should serve as the commercial core of the Midlothian Village. While the Plan suggests a mix of Commercial Office residential and public uses the Plan provides that consideration should be given to coordinated integration of properties in the area.

Site Design:

The 21.8 acre request property is proposed for Residential Townhouse (R-TH) zoning to be developed as a residential townhouse subdivision. The development will have design features which include sidewalks, street trees, open spaces and a focal point. In addition, development will be generally as depicted on the Conceptual Layout prepared by Timmons Group, dated November 1, 2005 (Attachment), as described in the Textual Statement (Attachment) and as provided in the proffered conditions. Additional architectural design is provided within the "Architectural Guidelines" proposed to be recorded as restrictive covenants. (Attachment)

The request property lies within the Midlothian Village Core. The Village District Standards are intended to maintain and reinforce the character, identify and pedestrian scale of the village by continuing and enhancing existing patterns of development. The

Zoning Ordinance specifically addresses setbacks, parking, landscaping and architectural treatment for non-residential development within these village areas. Where not addressed in the Village District Standards, aspects of the site development such as access, buffers and screening are addressed in the Emerging Growth District Standards and County-wide Development Standards which promote high quality, well-designed projects. These standards do not apply to residential developments.

Proffered Condition 14, however, requires landscaping along Woolridge Road in compliance with Village standards. This will insure a consistent streetscape along Woolridge Road.

Density and Row Design:

As previously noted, a residential townhouse subdivision with a minimum lot size of 1,520 square feet is planned (Textual Statement Section 1). A maximum of eight (8) dwelling units per acre is permitted within a Residential Townhouse (R-TH) District which would yield approximately 175 dwelling units; the theoretical density permitted in a Residential Townhouse (R-TH) District is also eight (8) units per acre which would also yield approximately 175 dwelling units; and, the average actual lots recorded in a Residential Townhouse (R-TH) District between 2002 and 2004 was 4.7 units per acre which would yield approximately 102 dwelling units per acre.

Within the R-TH District, the total number of dwelling units within each attached row of townhouses may not exceed ten (10). The Textual Statement provides that each group or row of townhouse units will have a varied front yard setback. (Textual Statement Section 8)

Lot Coverage and Common Areas:

As required by the Ordinance for Residential Townhouse (R-TH) Districts, the Textual Statement requires a minimum of twenty (20) percent of the total gross acreage, approximately 4.36 acres, as common open area (Textual Statement Section 9). Similarly, the Textual Statement requires that a minimum of ten (10) percent of the total gross acreage, approximately 2.18 acres, will be provided as recreational area. This standard further provides that 0.75 acres will be preserved adjacent to open space provided on an adjacent parcel (Tax ID 731-705-2898) and designed with this adjacent open space as a "village green."

The Ordinance limits the coverage of buildings on any R-TH lot to no more than fifty (50) percent of the lot area. An exception is requested to increase this coverage to sixty-five (65) percent to provide development flexibility. Exceeding the lot coverage requirements by fifteen (15) percent is not problematic.

Cluster Standards:

The requirements offered for the project such as sidewalks, hardscaped driveways and street trees where exceptions to Ordinance development standards (i.e. setbacks) are requested are consistent with those typically required by the Planning Commission and Board of Supervisors on similar projects recently approved. The standards include hardscaped driveways, street trees, sidewalks and focal points. (Proffered Conditions 7 and 8, and Textual Statement Section 10)

Building Orientation:

Proffered Condition 9 provides that except for units located in proximity to Woolridge Road, any unit within fifty (50) feet of the northern property line be oriented so it does not front toward the northern property line. This orientation of units alone does not provide appropriate coordinated integration of these residential uses and commercial uses to the north.

Parking:

The Ordinance requires the provision of two (2) off-street parking spaces for each dwelling unit. An exception is requested to permit parking within garages to be credited towards this minimum requirement (Textual Statement Section 7). This exception generates two (2) concerns, given that garages are often used for purposes other than parking of residents' vehicles, there may be a lack of on-site parking not only for residents but also for visitors. Further, should garages later be converted to storage or living spaces, off-street parking areas would be eliminated. Therefore, off-street parking should be provided outside of private structures, whether in individual driveways or in common parking areas within the development. Staff recommends that Textual Statement Section 7 not be accepted.

Live/Work Units:

Live/work units are proposed within the development. The Textual Statement provides that these units will meet the Zoning Ordinance requirements for home occupation except that: the employees are not limited to just those family members who reside on the premises; the total area for the use is increased to thirty-five (35) percent of the floor area of the dwelling rather than twenty-five (25) percent; and, group instruction or assembly is permitted.

Restrictive Covenants:

Proffered Condition 11 requires restrictive covenants to be recorded in conjunction with the recordation of the initial subdivision plat. It is important to note that the County will only ensure the recordation of the covenants and will not be responsible for their enforcement.

CONCLUSIONS

While the Midlothian Area Community Plan suggests that the area is appropriate for residential use, the Plan envisions this area will serve as the commercial center of the Village. The Plan suggest that development of this area should be part of a coordinated plan where the commercial, office, residential and public uses are appropriately integrated. The Plan suggests this integration will be vital to the long-term success of the commercial core. This isolated proposal fails to insure this integration. The requested exceptions to the provision of off-street parking may result in deficiencies in parking. Given these considerations, denial of this request is recommended.

CASE HISTORY

Planning Commission Meeting (3/21/06):

The Commission deferred the request to their May 16, 2006, meeting, thirty (30) days at the request of the applicant and thirty (30) days on their own motion.

Staff (3/22/06):

The applicant was advised that any significant new or revised information should be submitted no later than March 27, 2006, for consideration at the Commission's May 16 2006, public hearing.

Also, the applicant was advised that a $500.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (4/21/06 and 5/1/06):

Revisions were submitted.

Staff (5/4/06):

To date, the deferral fee has not been paid.

Applicant (5/5/06 and 5/15/06):

Revisions were submitted. The deferral fee was paid.

Planning Commission Meeting (5/16/06):

The applicant did not accept staff's recommendation, but did accept the Planning Commission's recommendation. There was support present indicating that the proposal represents high quality architectural standards; will create demand for new commercial services in the village; and decrease dependence upon the automobile by providing residential uses in proximity to commercial services.

Mr. Gecker expressed concern that there is no guarantee that the Village Core will develop with a mix of residential and commercial uses as envisioned by the Plan and that little thought had been given to the future integration of this project with the future redevelopment of the commercial property to the north. Due to these concerns, he indicated that in his opinion the proposal fails to comply with the Plan.

Mr. Gecker made a motion to deny the request. His motion was seconded by Mr. Gulley. The vote on the motion was as follows:

AYES: Messrs. Gecker and Gulley.
NAYS: Messrs. Wilson, Bass and Litton.

Therefore, the motion failed.

Mr. Wilson indicated the proposal represented desired traditional neighborhood design and that the Village of Midlothian Volunteer Coalition supports the case.

On motion of Mr. Bass, seconded by Mr. Litton, the Commission recommended approval of this request and acceptance of the proffered conditions on pages 2 through 6.

AYES: Messrs. Wilson, Bass and Litton.
NAYS: Messrs. Gecker and Gulley.

The Board of Supervisors, on Wednesday, June 28, 2006, beginning at 7:00 p.m., will take under consideration this request.

Henry Jones Family L.C.
Textual Statement

Uses permitted on the Property shall be those included in the Residential-Townhouse (R-TH) District plus a conditional use to permit home occupation in accordance with the provisions stated below. The Property shall be developed in accordance with applicable standards for the Residential-Townhouse (R-TH) District except for the alternative standards expressly stated below:

1. *Lot area and width.* Each lot shall have an area not less than 1,520 square feet and a lot width of not less than 19 feet; except end lots in townhouse groups or rows shall have lot areas of not less than 2,320 square feet and lot widths of not less than 29 feet.

2. *Percentage of lot coverage.* All buildings, including accessory buildings, on any lot shall not cover more than 65 percent of the lot's area. No accessory building on any lot except for a private garage shall cover more than 225 square feet.

3. *Setbacks from major arterials.* All buildings shall have setbacks of at least twenty (20) feet from the proposed rights-of-way for major arterials, as indicated on the comprehensive plan.

4. *Front yard.* Minimum of five (5) feet and maximum of ten (10) feet in depth.

5. *Side yard.* A side yard of not less than five (5) feet in width shall be provided for each end residence in townhouse groups or rows.

6. *Corner side yard.* Minimum of five (5) feet.

7. *Driveways and parking area.* The only parking on a townhouse lot shall be within the rear yard and may be within a garage. All other parking shall be within common areas, within public rights-of-way, or offsite in accordance with section 19-509(b) of the Zoning Ordinance. Improved, designated parking spaces in a public right-of-way within the Property may be counted toward the required number of parking spaces. Further, the required number of parking spaces may be reduced by ten percent if the development contains a sidewalk or other pedestrian walkway system that connects to existing walkways or that may be connected to future walkways.

   All roads and parking areas shall have concrete curbs and gutters. Private driveways/alleys shall be hardscaped, with the exact treatment to be approved at time of plan review; an inverted crown and flat concrete apron along the edges shall be permitted unless the Environmental Engineering Department determines that an alternative design is necessary in order to achieve proper drainage.

8. *Group or row design.* In every group or row of townhouses the front yard setback of at least one unit shall be varied by at least two feet from the adjacent unit.

9. *Common area.* A minimum of 20 percent of total gross acreage shall be provided as common open area, exclusive of driveways and parking areas. Within this area, a minimum common area of five feet in width shall be provided adjacent to all groups of lots except where the groups front or abut a public street.

10. *Recreation Areas.* Area(s) conveniently accessible to and included within the development totaling not less than ten percent of the gross acreage shall be provided for suitable recreational use by the occupants. These areas shall include a minimum of 0.75 acres immediately adjacent to the Park to be provided on Tax ID 7317052898, which shall be designed, in conjunction with such park area, to provide a portion a Village Green with townhouses located around the perimeter of such open area and oriented to face toward such area. In addition, a minimum of 0.25 acres of the open space shall be provided generally in the northwest corner of the Property, to provide a "focal point" upon entry to the Property. Part of these areas shall be "hardscaped" and have benches or other amenities that accommodate and facilitate gatherings.

11. *Heights.* No structure shall exceed a height of 45 feet.

12. *Home Occupation.* Home occupation, as defined in the Zoning Ordinance, shall be permitted in accordance with the following requirements:

    a. The use is within a dwelling, accessory structure or both provided that the total area for the use does not exceed 35% of the floor of the dwelling ;
    b. The use is clearly incidental and secondary to the use of the property for dwelling purposes and no external alterations, which would cause the premises to differ from its residential character by the use of colors, materials, lighting, or construction are permitted;
    c. No commodity is stored or sold on the premises except for light inventory; and
    d. No more than one vehicle and one single axle trailer not exceeding 13 feet in length and 3,200 pounds used in conjunction with the home occupation may be parked on the premises. No equipment shall be stored outside the dwelling or accessory structure that would indicate that a business is being conducted on site except for equipment stored on the vehicle or trailer used in conjunction with the business. The vehicle and equipment for a home occupation shall be parked in the rear yard or so that its view is screened from adjacent properties or public roads.

May 15, 2006

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS

Revised 4/27/06

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

COLONIAL REVIVAL STYLE

The architecture reflected in the attached elevations is based on the Colonial Revival style popular throughout the United States in the late nineteenth and early twentieth centuries. The style is based loosely on Federal and Georgian styles.

An orderly, symmetrical relationship between the windows, doors and building mass are common elements of the Colonial Revival Style. Variation in massing and composition will be achieved by changes in the number of stories within townhouse groups, or between groups, as well as changes in the width of units. Elements such as the entryway, porches, cornice and windows are important architectural features of these modest homes and special attention will be given to them to ensure variety in the streetscape.

The front elevations of the homes shall be constructed in general conformance with the attached elevations and the Design Guidelines. The Architectural Review Committee (ARC) shall review and approve the plans for all buildings. Alternatives to the Design Guidelines may be permitted only by a unanimous decision of the ARC.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: EXTERIOR BUILDING WALLS

1. Exterior building walls shall be:
   - Lightweight cementitious siding (6" maximum exposure)
   - Wood clapboard siding (6" maximum exposure)
   - Brick
   - Stone

2. Exposed foundation walls shall be:
   - Brick
   - Stone

3. Trim shall be:
   - Cementitious boards
   - Wood
   - Composite
   - Brick
   - Stone

4. Exterior building walls on the side of end units with high visibility and on all corner lots shall be constructed of brick or stone.

5. The side elevation of building units shall have architectural details and exterior finish materials consistent with the front elevation of building units.

6. Exterior building walls constructed of more than one type of material shall only change material along a horizontal line.

7. Gables atop brick walls shall be finished in siding or brick.

8. The exterior color palette of the buildings shall reflect a traditional historic Virginia setting.

9. Trim elements shall be thoughtful and historically appropriate to the Colonial Revival style. The proper relationships and correct proportions shall be maintained in the trim element details.

10. Chimney and fireplace flue enclosures shall be constructed of noncombustible materials. Siding shall not be used as an exterior finish on chimneys or flues.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: EXTERIOR BUILDING WALLS

11. Patterned or frosted glazing is allowed only in private areas or when not visible from adjacent streets or alleys.

12. Although add-on elements occur on the townhouses, the main body roofline does not run continuous over the forms. Each add on form shall typically have an independent roof pitch as appropriate to the style of the main body. The add-on roof pitch shall never exceed the main body roof pitch.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: WINDOWS AND DOORS

1. Windows shall be constructed of wood or polymer. Windows constructed of wood may be clad in white vinyl or PVC.

2. Clear glass shall be used in all windows and doors. Stained, frosted and tinted glass are not permitted. Painting the inside face of the glass is not permitted.

3. Windows shall be aligned horizontally and vertically in symmetrical rows.

4. Windows shall be double-hung with six panes per sash, separated by muntins. Windows shall be true-divided light or simulated-divided light. Muntins shall project out from the glass and give the appearance of true divided lights.

5. Window designs shall be consistent on all sides of the home.

6. Shutters shall be constructed of wood or solid-core polymers.

7. Shutters shall be sized in proportion to the windows. Shutter height shall be equal to the window sash height. Each flanking shutter shall be one-half the width of the window so that the shutters can completely cover the window if in a closed position.

8. Shutters shall be authentic and may be fully functional with all of the required hardware. If fixed, the shutter shall be mounted as if hinged to the window sash and shall have shutter dogs mounted within arms reach from the interior.

9. Louvered shutters shall be installed so as to shed water away from the house when shutters are in the closed position.

10. Dormers shall be no wider than the window plus the required corner casing.

11. Dormer windows, when used on a non-habitable interior space, must have appropriate window treatment, including, but not limited to, blinds or curtains on the inside of the window. Painting the inside face of the glass is not acceptable.

12. Dormers shall be useable and open to the attic space. Faux dormers built directly onto a roof are not permitted.

13. Front entrance doors shall be constructed of wood, embossed steel, or fiberglass with a wood veneer.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: WINDOWS AND DOORS

14. Doors shall typically have six raised panels and may incorporate sidelights and transoms.

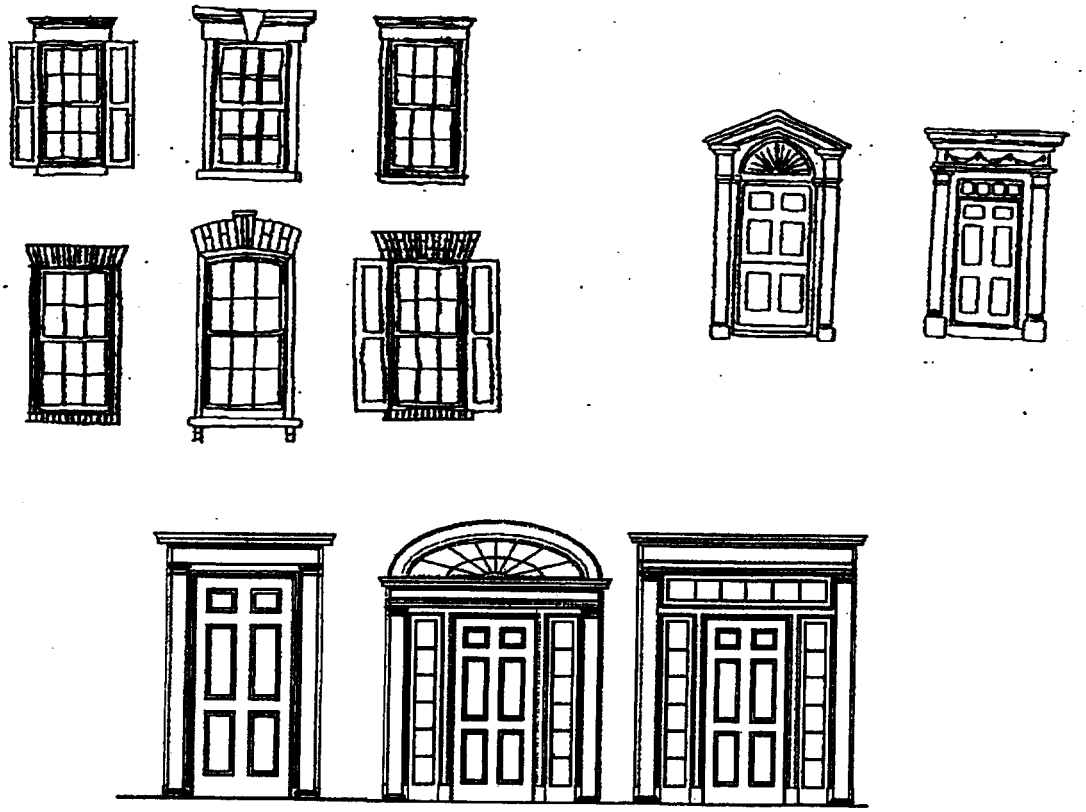
15. Transom windows and door sidelights shall be no less than 10".

16. Garage doors shall be constructed of wood, embossed steel, or fiberglass with a wood veneer.

17. Garages shall be oriented to the alley.

18. Garage doors directly visible to public streets shall have appropriate landscaping at the alley entrance to minimize their impact on the streetscape. Alley plantings shall not impede vehicular sight viewing lines or create any situation that may pose an unsafe or dangerous condition.

19. All garage doors shall be a minimum of 7'-0" in height.



Revised 4/27/06

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: ROOFS

1. Roof materials may include slate, three tab asphalt shingles and metal standing seam.

2. Roof configurations shall be in the form of gables and hips. The pitch of the roofs shall be between 7:12 and 10:12. Porch roofs may be of a lesser pitch.

3. Dormer roof pitch shall be between 6:12 to 8:12, regardless of the main roof pitch.

4. Roof vents shall be comprised of the following types:
   - Continuous ridge vents
   - Gable end vents
   - Off ridge vents when located on the rear of the primary ridge

5. Gutters and downspouts shall be aluminum, steel or copper.

6. Gutters and downspouts shall be integrated into the architectural design of the building in shape and location.

7. Splash blocks shall be stone, brick or concrete.

8. Roof penetrations (vents, flues, attic ventilators, etc.) shall be painted to match the color of the roof or flat black. Penetrations shall be placed on the rear of the primary ridge when possible.

9. Gable end vents that are not functional shall appear functional.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: PORCHES

1. Front porches and street porches shall be open. Screened or enclosed porches are not permitted outside of the private zone, to the rear of the townhouse unit.

2. Porch beam: The width of the porch beam shall be equal to the column at the column neck, exclusive of the capitol.

3. Pilasters or half columns, when used shall be the width of the porch beam and column neck. Pilasters may be used when the porch is appended to the main body of the townhouse.

4. Minimum porch depths shall be 6'-0".

5. Typical column styles include Doric, Ionic and Tuscan.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: FENCES, RAILINGS AND WALLS

1. Fences shall be built of wood pickets, wood lattice, wood board, vinyl, metal, or wrought iron.

2. Fences built of wood shall be left natural, stained or painted white, metal fences shall be painted black and vinyl fences shall be white.

3. Vinyl fences shall not be allowed on the front or side street yards due to the reflective nature and instability of plastic.

4. Structural support elements shall be located on the private side of the fence. If both sides of the fences are private, then the structural support shall be centered along the main axis with the infill material of the fence.

5. Railings shall be metal, wrought iron, or wood~~, vinyl or vinyl clad wood~~.

6. Railings of metal or wrought iron shall be painted black.

7. Front and Side Street Yards (corner side yards): Walls and fences shall be placed between 1'-0" and 3'-0" from the back of the sidewalk. When in these areas, walls and fences may not exceed 3'-6" measure from grade. When appropriately designed, exceptions will be made for piers or posts, or other well designed quality elements to rise slightly above this height. Fences shall not be more than sixty (60) percent opaque and appropriate to Colonial Revival style architecture.

8. Rear Yards: Rear yards may be screened from the alley with a maximum 6'-0" high fence or wall located at or behind the alley setback. The fence or wall may be one hundred (100) percent opaque to a height of 4'-0" and shall be no more than sixty (60) percent opaque above 4'-0". Fencing between garage units shall be set back a minimum of two feet from the alley-facing wall of the garage. The rear yards on corner lots may be screened from view with a maximum 6'-0" high fence or wall to provide privacy in the rear yard.

9. Side Yards: Side yards may be screened with a fence or wall up to 6'-0" high and may be one hundred (100) percent opaque to provide privacy in rear yard and shall be placed on the property line.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: MECHANICAL EQUIPMENT

1. All mechanical equipment, including, but not limited to, utility meters, condensing units, satellite dishes, irrigation controllers, solar panels and plumbing stacks shall be located in such a way that the equipment is not visible from adjacent streets. Hedges, low fence enclosures or other landscaping are acceptable means of screening the equipment.

2. All equipment shall be located so as to not interfere with the standard location of sidewalks and alley entranceways.

3. Mailboxes shall be placed to provide minimal impact to public spaces and where possible shall align with alley entrances.

ARCHITECTURAL STANDARDS: LIGHTING

1. Any exterior lighting fixture styles shall be an appropriate scale and character selected to match the architectural style of the townhouse. The Architectural Review Committee (ARC) shall approve lighting selections.

2. Uplighting may be permitted upon approval of the ARC.

ARCHITECTURAL STANDARDS: FRONT WALKWAYS

1. Front walks are the walkways between the main entry doors and the public sidewalks.

2. Front walks shall be a minimum width of 36".

3. Front walks shall be perpendicular to the main body of the townhouse and shall intersect the public sidewalk at an approximate 90° angle.

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: STREET SIDEWALK

1. The street sidewalk refers to all sidewalks within the Virginia Department of Transportation (VDOT) right of way.

2. Street sidewalks shall be a minimum of 5'-0" in width and constructed of concrete, brick pavers or a patterned stamped concrete product. All materials used within VDOT right of way must be approved by VDOT.

3. Street sidewalks shall not be constructed of asphalt, exposed aggregate concrete or any other hardscape material not specified above.

4. Meter boxes and other appurtenances shall be located so as to not interfere with the location of the street sidewalks. Sidewalks shall not be poured around utility boxes or other conflicting equipment.

ARCHITECTURAL STANDARDS: ALLEY DRIVEWAYS

1. The minimum width on the alley driveway shall be the width of the garage door.

2. Parallel parking shall not be permitted in the alley yard.

ARCHITECTURAL STANDARDS: MISCELLANEOUS

1. The finished floor of the townhouse unit shall be a minimum of 2'-0" above the grade at the street sidewalk <u>and a minimum of 2'-0" above the grade at the front building setback line</u>.

2. The first floor ceiling height shall be a minimum of 9'-0" and a maximum of 11'-0".

3. The second floor ceiling height shall be a minimum of 8'-0" and a maximum of 10'-0".

4. The third floor ceiling heights (excluding attics) shall be a minimum of 8'-0" and a maximum of 9'-0".

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

ARCHITECTURAL STANDARDS: LANDSCAPE DESIGN

1. Trees, shrubs and plants shall be composed primarily of indigenous Virginia species.

2. Townhouses shall have sodded yards (front, side and rear).

3. Street trees shall be provided along both sides of all public roads within the development and generally placed 50' on center. Street tree plantings shall not impede vehicular sight viewing lines or create any situation that may pose an unsafe or dangerous condition.

4. Street trees shall be 3"-3 ½" minimum caliper.

5. Street trees shall include the following species:

Botanical Name	Common Name
Acer r. 'October Glory'	October Glory Red Maple
Acer r. 'Red Sunset'	Red Sunset Red Maple
Acer s. 'Legacy'	Legacy Sugar Maple
Liquidambar styraciflua 'Rotundiloba'	American Sweetgum
Lirodendron tulipifera	Tuliptree
Quercus rubra	Red Oak
Quercus phellos	Willow Oak
Ulmus parvifolia 'Allee'	Allee Elm

6. Shrubs and groundcover shall be part of front and side yard landscape plans. Foundation plantings should be placed so as not to cover the foundation but accent architectural features. No front or side yard shall be planted in turf grass alone.

7. Shrubs and groundcover are important elements to soften alleys and shall be part of alley yards.

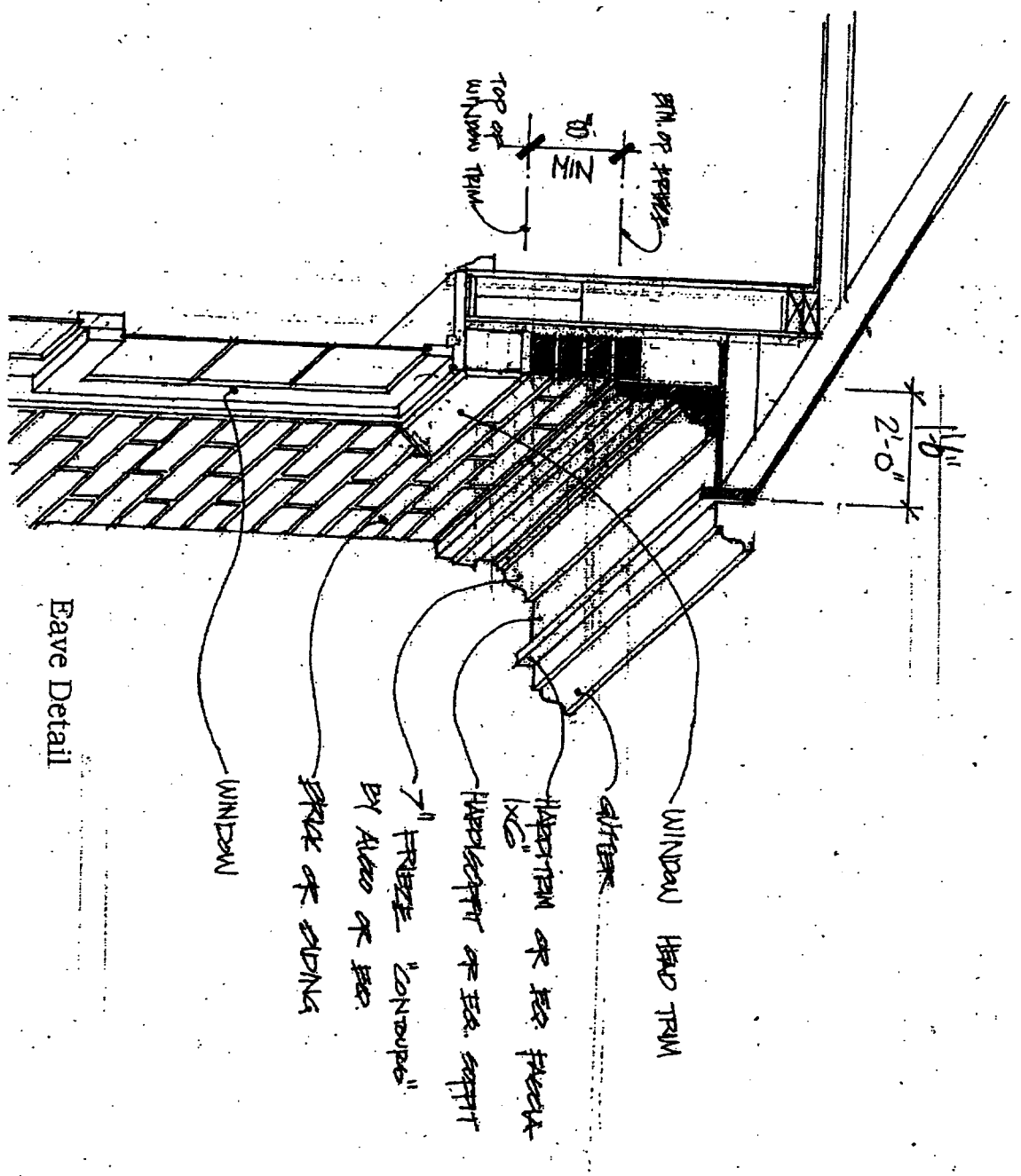
8. Accent or ornamental trees are permitted in front and side yards.

9. Accent or ornamental trees shall include the following species:

Botanical Name	Common Name
Cercis Canadensis (clump)	Eastern Redbud
Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood
Cornus florida 'Cloud 9'	Cloud 9 Florida Dogwood
Cotinus coggygria	Common Smoketree
Halesia tetraptera	Caroliona Silverbell
Crataegus v. 'Winter King	Winter King Green Hawthorn

THE TOWNS AT VILLAGE GREEN
DESIGN GUIDELINES

Botanical Name	Common Name
Magnolia virginana	Sweetbay Magnolia
Amerlanchier arborea	Serviceberry

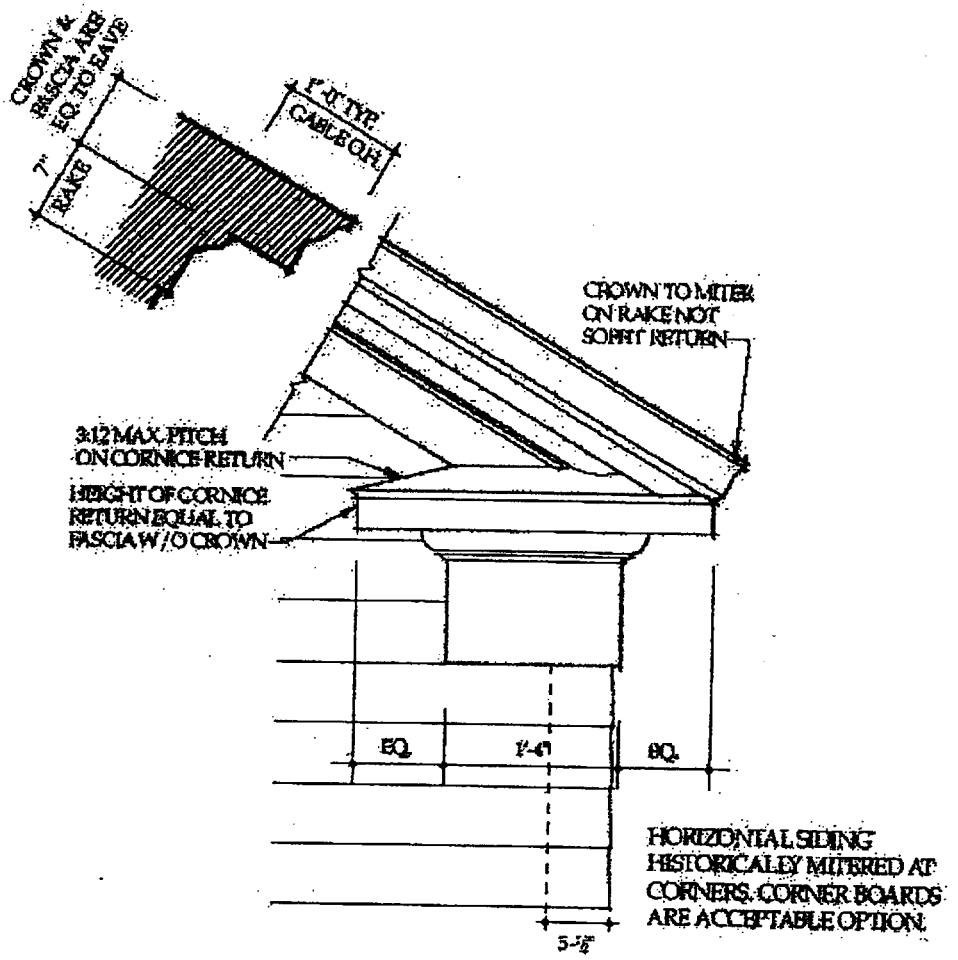


Eave Detail

CENTEX HOMES
architecture
Scott Gardner, AIA
Mid-Atlantic Regional Architect

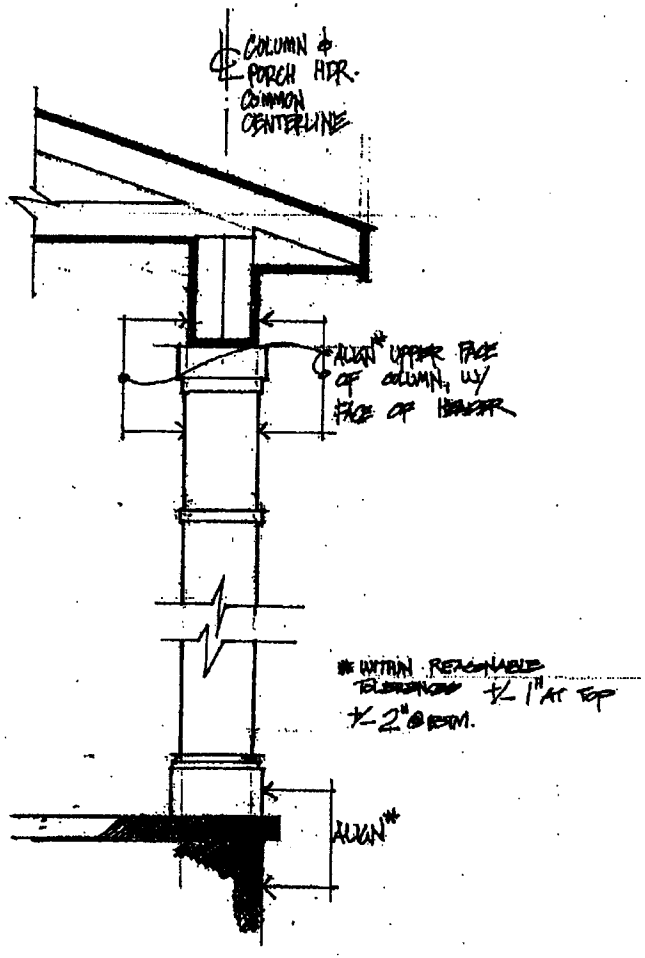
The Towns at Village Green
Village of Midlothian, Virgiania

Richmond
11.14.05



Typical Cornice Return Detail

The Towns at Village Green
Village of Midlothian, Virginia

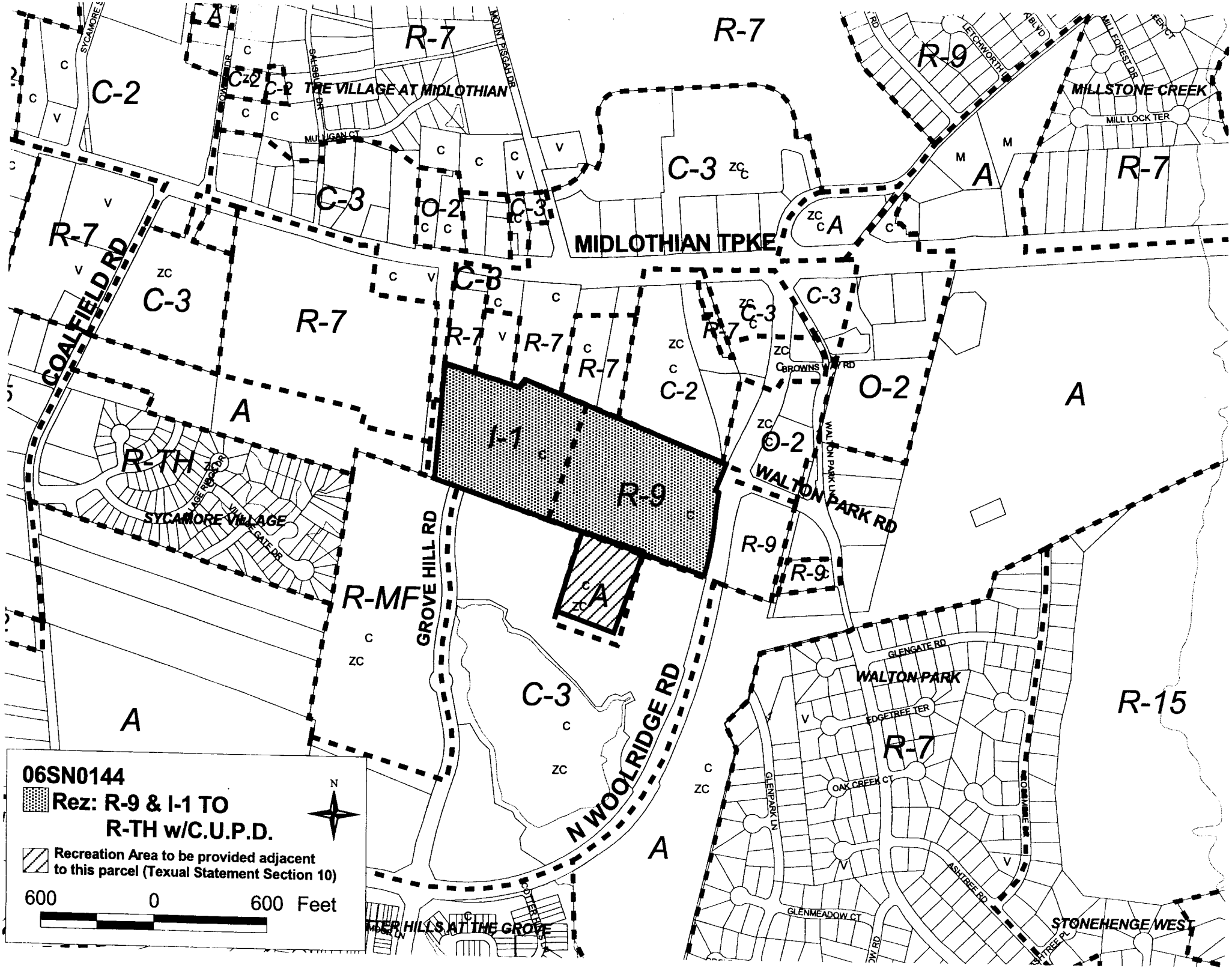


Conceptual Porch
Column Placement

The Towns at Village Green
Village of Midlothian, Virgiania

Richmond
11.14.05

GENTEX architecture
Scott Gardner, AIA
Mid-Atlantic Regional Architect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Rez: R-9 & I-1 TO
R-TH w/C.U.P.D.
Recreation Area to be provided adjacent
to this parcel (Texual Statement Section 10)
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N
THE VILLAGE AT MIDLOTHIAN
MILLSTONE CREEK
MILL LOCK TER
MIDLOTHIAN TPKE
COALFIELD RD
SYCAMORE VILLAGE
GROVE HILL RD
N WOOLRIDGE RD
WALTON PARK RD
WALTON PARK
GLENGATE RD
EDGETREE TER
OAK CREEK CT
GLENPARK LN
GLENMEADOW CT
ASHTREE RD
STONEHENGE WEST
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R-15

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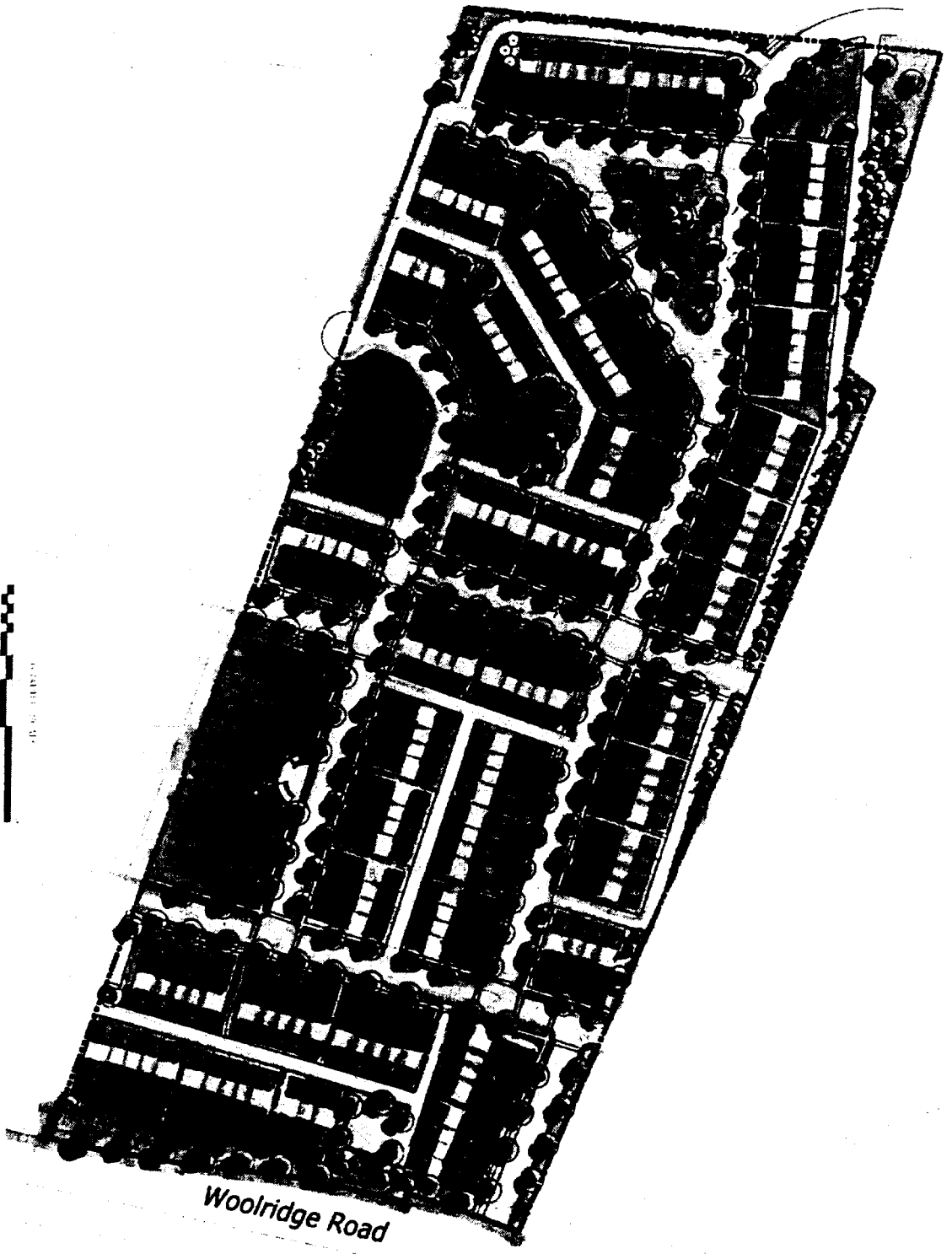

TIMMONS GROUP

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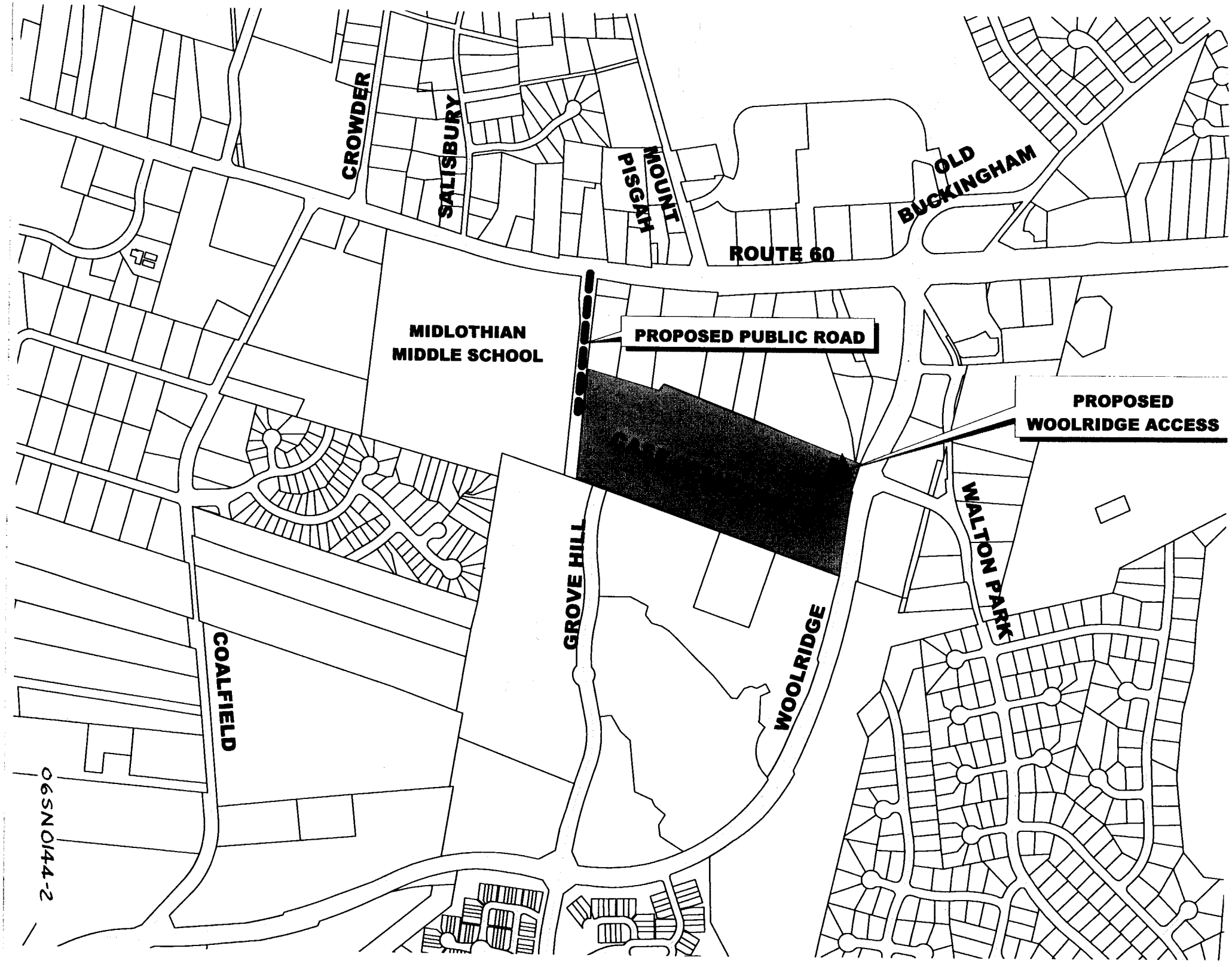
Site Development | Residential | Infrastructure | Technology

1	66521	JONES PROPERTY MIDLOTHIAN DISTRICT • CHESTERFIELD COUNTY, VIRGINIA CONCEPTUAL LAYOUT					DATE	REVISION DESCRIPTION


CROWDER
SALISBURY
MOUNT PISGAH
OLD BUCKINGHAM
ROUTE 60
MIDLOTHIAN MIDDLE SCHOOL
PROPOSED PUBLIC ROAD
PROPOSED WOOLRIDGE ACCESS
GROVE HILL
WOOLRIDGE
WALTON PARK
COALFIELD

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