



15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571
www.balzer.cc

Roanoke
Richmond
New River Valley
Staunton
Harrisonburg
Lynchburg

November 6, 2020

Proffered Conditions
Zoning Case: 21SN0523

The applicant hereby offers the following proffered conditions:

1. Master Plan. The Master Plan for the Property shall consist of the following, which are made a part of these proffered conditions by this reference thereto, and shall be considered the Master Plan:
 - a. The Textual Statement dated September 15, 2020.
 - b. The Conceptual Plan, Exhibit A, last revised November 6, 2020, prepared by Balzer and Associates, Inc. Development of the Property shall generally conform to the Conceptual Plan. The layout on the Conceptual Plan is conceptual in nature and may vary based on the final site plan depending on the final soil studies, RPA lines, parking lot design, building footprints, other engineering reasons or as otherwise approved by the Planning Commission at the time of plans review.
 - c. Conceptual Elevations, Exhibit B, dated September 8, 2020.
 2. Density. The maximum density shall not exceed 2.75 lots per acre.
 3. Utilities.
 - a. Public water and wastewater systems shall be used.
 - b. The subdivision plat for the subject property shall include a permanent and temporary construction public wastewater easement extending from the existing on-site public wastewater line to the western property line.
 4. Dwelling Size. The minimum gross floor area of each dwelling unit shall be 1,100 square feet for one-story and 1,300 square feet for more than one-story.
 5. Design Elements.
 - a. **Driveways.** All portions of driveways and parking areas shall be brushed concrete, stamped concrete, exposed aggregate concrete, asphalt or decorative pavers.
 - b. **Front Walks.** A minimum of a three (3) foot wide concrete front walk shall be provided to the front entrance of each dwelling unit, to connect to drives, sidewalks or street.
 - c. **Sidewalks.** Sidewalks shall be provided on both sides of all public streets.
 - d. **Streetscape.** Large deciduous trees, with a caliper of 2.5 inches for non-native species and 2 inches for native species at time of planting, shall be provided along both sides of all public streets as generally shown on Exhibit A, except where there is a conflict with utilities, sightlines, and driveway areas.
- ~~**Front Yards.** All front and corner side yards shall be sodded and irrigated.~~

- e. **Front Foundation Planting Beds.** Foundation planting is required along the entire front façade of all dwelling units. Foundation planting beds shall be a minimum of four (4) feet wide from the unit foundation. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. The plant materials used should visually soften the unit corners and complement the architecture of the home at their mature sizes.
6. Architectural and Materials.
- a. **Conceptual Elevations.** Development of the dwelling units shall be in general conformance with the architectural appearance as shown in Exhibit B.
 - b. **Foundations.** All exposed portions of the foundation of each dwelling unit shall be faced with brick or stone veneer. Stepping the siding down below the first floor shall only be permitted in circumstances of unique topographical conditions such as high crawl space or basement foundations. Step downs shall be permitted on the side and rear elevations only, with a maximum of two (2) steps permitted on any elevation, and with a minimum separation of eight (8) feet between steps. A minimum of 24 inches of exposed brick or stone shall be required unless a lesser amount is approved by the Planning Department due to unique design circumstances. If the dwelling unit is constructed on a slab, brick or stone shall be employed around the base of the front and corner side of the dwelling unit a minimum twenty-four (24) inches and on the sides and rear of the dwelling unit a minimum eight (8) inches above grade so as to give the appearance of a foundation.
 - c. **Front Porches/Stoops.** All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on 12" x 12" masonry piers, with brick or stone veneer. Extended front porches shall be a minimum of four (4) feet deep. Space between piers under porches shall be enclosed with framed lattice panels. Handrails and railings shall be finished painted wood, vinyl rails or metal rail systems with vertical pickets or swan balusters. Pickets shall be supported on top and bottom rails that span between columns.
 - d. **Materials.** Acceptable building materials for the front, side and rear elevations of the buildings shall be brick; brick veneer; cast stone; stone; stone veneer; composition; fiber cement shake, panel, lap siding or trim; engineered wood (e.g. LP Smartside); high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature); and horizontal lap siding. Plywood and metal siding are not permitted. Painted wood trim is not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements.
 - e. **Repetition.** Dwelling units with the same elevation, not including the same style (Craftsman, Farmhouse, etc.), shall not be located adjacent to or directly across from each other on the same street. This requirement does not apply to units on different streets backing up to each other.

- f. **Roof Materials.** Roofing material shall be dimensional architectural shingles, standing seam metal, or better with a minimum 30-year warranty.
 - g. **Garages.** If garages are provided, the following shall be required.
 - i. Front loaded attached garages shall be permitted to extend as far forward from the front line of the main dwelling as the front line of the front porch provided that the rooflines of the porch and garage are contiguous. Where the rooflines are not contiguous, garages shall be permitted to project a maximum of two (2) feet forward of the front line of the main dwelling.
 - ii. All front-loaded garages, and side-loaded garages on corner lots, shall use an upgraded garage door. An upgraded garage door is any door with a minimum of two (2) enhanced features. Enhanced features may include windows, raised panels, decorative panels, arches, hinge straps, or other architectural features on the building exterior adjacent to the garage door the enhance the entry (i.e. decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.).
 - h. **Heating, Ventilation and Air Conditioning (HVAC) Units and House Generators.** Units shall initially be screened from view of public roads by landscaping or fencing or lattice-work with a maximum height of forty-two inches (42”).
 - i. **Mailboxes.** Individual lot mailboxes, or cluster mailboxes, and supporting posts shall be of a consistent design and color throughout the development. The boxes and posts shall be made of low maintenance material, as approved by the Planning Department at the time of plan review.
7. Focal Point/Recreation Area.
- a. A minimum 7,500 square feet of open space shall be provided as a focal point/pocket park along the main road of the subdivision as shown on Exhibit A. Part of the focal point area shall be hardscaped and have benches and other amenities that accommodate and facilitate gatherings.
 - b. Other amenities, such as, but not limited to, a nature vista, dog park, picnic areas, community gardens, shall be permitted. Pedestrian scale amenities shall be developed concurrent with the phase of development that the amenities are intended to serve.
8. Environmental Engineering. The 2-year, 10-year and 100-year post development flows from the site cannot exceed the 2-year, 10-year and 100-year pre-development flows, respectively, unless otherwise approved at the time of plans review.