

**Textual Statement**  
(February 9, 2021)

All properties subject to this rezoning Case 18SN0809 (the “Property”) shall be zoned R-12 with Conditional Use Planned Development (“CUPD”) to permit use and ordinance requirement exceptions, as described herein, and as provided in the accompanying proffers. Tracts shall refer to the respective portions of the Property shown on the “Unit Legend” of the Conceptual Plan, which is defined as that certain plat entitled “Fuqua Site, Chesterfield County, Virginia, Conceptual Master Plan” prepared by CiteDesign, dated February 2021.

I. USES.

- A. Multifamily Tract. Within the Multifamily Tract, uses shall be limited to those uses permitted by right or with restrictions in the R-MF District.
- B. Townhomes Tract. Within the Attached Cottages Tract, uses shall be limited to those uses permitted by right or with restrictions in the R-TH District.
- C. Single-Family Lots Tracts. Within the 90’ Lots Tract, 80’ Lots Tract, and 60’ Lots Tract, uses shall be limited to those uses permitted by right or with restrictions in the R-12 District.
- D. Model Homes. Model home(s) shall be permitted subject to the restrictions of the Zoning Ordinance for such use and provided:
  - 1. a temporary sales office shall be permitted in the clubhouse, subject to all other Zoning Ordinance restrictions; and
  - 2. one (1) temporary sales office shall be permitted in a modular office unit, subject to all other Zoning Ordinance restrictions, and provided such unit shall be utilized for a maximum of the earlier of one (1) year from the date of site plan approval or issuance of a certificate of occupancy for the clubhouse.

II. DEVELOPMENT REQUIREMENTS.

- A. Multifamily Tract. Within the Multifamily Tract, development of the Property shall comply with the following:
  - 1. Setbacks.
    - a. The minimum setback requirement for structures from interior private driveways shall be fifty (50) feet.
    - b. There shall be no setback requirement for structures from parking spaces.

- c. There shall be a thirty-five (35) foot minimum setback requirement for structures from property lines adjacent to GPINs 7216669727 and 7216667847.
    - d. The minimum setback requirement for structures from the Harper's Mill Parkway right-of-way shall be seventy-five (75) feet.
    - e. The minimum setback for parking and driveways from rights-of-way shall be five (5) feet.
  2. Driveways and Parking Areas. Internal driveways and parking areas serving a clubhouse shall not be required to have curb and gutter.
  3. Roads. The minimum pavement width requirement for private streets and driveways shall be twenty-four (24) feet.
  4. Multi-family Amenities. A minimum of one-half (0.5) acre of passive and active recreational area shall be provided for the dwelling units within the Multi-Family Tract.
- B. Attached Cottages Tract. Within the Attached Cottages Tract, the development of the Property shall conform with the following:
  1. Setbacks.
    - a. The minimum setback requirement for structures from interior private driveways shall be two (2) feet.
    - b. There shall be no setback requirement for structures from parking spaces.
    - c. There shall be a thirty-five (35) foot minimum setback requirement for structures from property lines adjacent to GPINs 7216676755, 7226670366 and 7226670984.
    - d. The minimum setback requirement for structures from the Ashlake Parkway right-of-way shall be thirty (30) feet.
    - e. The minimum setback for parking and driveways from rights-of-way shall be five (5) feet.
    - f. The minimum rear setback for buildings along the property boundary adjacent to the Cloverhill Estates Subdivision shall be forty-five (45) feet.
  2. Roads. The minimum pavement width requirement for private streets driveways shall be sixteen (16) feet; provided, however, the pavement width

of any street or driveway designated as a fire lane at the time of site plan review shall be not less than twenty (20) feet.

3. Units in a Row. A maximum of two (2) single-family attached dwellings shall be permitted per building, provided that such units are on individual lots designed to be sold as individual units on each lot. Individual units shall be separated by party walls, extending from basement to roof, without doors, windows or other provisions for human passage or visibility
- C. 90' Lots Tract. Within the 90' Lots Tract, the development of the Property shall comply with the Residential R-12 District standards of the Zoning Ordinance.
- D. 80' Lots Tract. Within the 80' Lots Tract, the development of the Property shall conform with the following:
1. Lot Area and width. Each lot shall have an area of not less than 8,000 sq. ft. and a lot width of not less than eighty (80) feet.
  2. Lot coverage. All buildings, including accessory buildings, on any lot shall not cover more than fifty percent (50%) of the lot's area.
  3. Front yard. Minimum of twenty (20) feet in depth. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
  4. Side yard. Two (2) side yards, each a minimum of five (5) feet in width.
  5. Corner side yard. Minimum of fifteen (15) feet.
  6. Rear Yard. Minimum of twenty-five feet (25) feet.
- E. 60' Lots Tract. Within the 60' Lots Tract, the development of the Property shall conform with the following:
1. Lot Area and width. Each lot shall have an area of not less than 6,000 sq. ft. and a lot width of not less than sixty (60) feet.
  2. Lot coverage. All buildings, including accessory buildings, on any lot shall not cover more than fifty percent (50%) of the lot's area.
  3. Front yard. Minimum of twenty (20) feet in depth. Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
  4. Side yard. Two (2) side yards, each a minimum of five (5) feet in width.
  5. Corner side yard. Minimum of fifteen (15) feet.
  6. Rear Yard. Minimum of twenty-five feet (25) feet.

F. Buffers; Screening.

1. A fifty (50) foot buffer shall be maintained as open space along the east and west right-of-way lines of Harpers Mill Parkway.
2. A twenty (20) foot buffer shall be maintained as open space along the north and south right-of-way lines of Ashlake Boulevard.

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