



Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228
 Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775 Phone (804) 501-4602 Facsimile (804) 501-4379

✓ Original Amended Rezoning Case No. REZ 2022 00058 Magisterial District Brookland

Pursuant to Section 24-121 (b) of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

[Signature] / Andrew M Corllin 4/12/22
 Signature of Owner or Applicant / Print Name Date

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

REZ2021-00058

April 12, 2022

1. Conceptual Master Plan. Development of the Property shall be in general conformance with the conceptual plan (the "Conceptual Plan") which is entitled "Willow Lawn" dated March 29, 2022, prepared by Poole & Poole Architecture, LLC, and attached hereto (see case file, 3 pages), and the exact locations, footprints, configurations, size, and details of the drives, roads, buildings, and other improvements shown on the Conceptual Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of Plan of Development ("POD") review of the Property or any portion thereof.
2. Development Standards: Development of the Property shall be subject to the following development standards, unless otherwise approved at the time of Plan of Development:
 - a. Architectural Treatment. Any multi-family buildings constructed on the Property shall have a style and design substantially consistent with the renderings entitled "Willow Lawn" dated March 24, 2022, prepared by Poole & Poole Architecture, LLC, and attached hereto (see case file, 3 pages) ("Elevations").
 - b. Exterior Materials. The exposed portion of each wall surface (front, rear and sides) of any residential building (not including the parking deck building) on the Property shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of any residential building (not including the parking deck building), exclusive of windows, doors, and architectural treatments, shall be constructed of brick, stone,



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EIFS or cementitious siding, or a combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development review.

- c. Underground Utilities. All new utility lines serving the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical junction boxes and meters shall be screened from public view at ground level at the perimeter of the property with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development review.
 - d. Sound Suppression. Interior walls and floors/ceilings between dwelling units shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.
 - e. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines as approved at the time of Plan of Development review.
 - f. Parking Structures. Any parking structure located on the Property shall have a style and design substantially consistent with the Elevations. Any such parking structure shall include screening on the sides facing to the south and west consistent with Exhibit B, dated January 19, 2022, and attached hereto (see case file). Entrances for any such parking structure shall be secured for use by residents and guests only.
3. Density. There shall be no more than 265 residential units developed on the Property, with all such units being only studio, one or two bedroom units.
 4. Recreational Amenities. Recreational amenities shall include both outdoor and indoor amenities and services which shall include (a) for the outdoor space, a pool and deck area and such other amenities as approved at the time of Plan of Development, and (b) for the indoor spaces, at least 4 or more of the following: party room (with bar, seating space and televisions), great room (event room) with seating and bar, bike storage with bike working station, game room (with games such as billiards, shuffleboard, table tennis, and video games), education center, pet wash area, package center, gift wrapping station, fitness center (including yoga and group exercise areas), co-working space, cyber café,



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business center and meeting space (conference area), climate controlled storage units, children's play area, and such other amenities as approved at the time of Plan of Development. Amenities shall be phased as approved at the time of the Plan of Development review.

5. Balconies. No dwelling unit or balcony shall face the southern or western boundary of the Property on the first 4 floors of the proposed multi-family building, provided a common area or hallway shall be permitted on such southern and western sides of the multi-family building, as generally shown on the Concept Plan.
6. Access. Access (vehicular or pedestrian) to any fire lane shall be restricted from the northern boundary of the Property as may be required at the time of POD, unless otherwise required for compliance with governmental regulations or as otherwise approved at the time of POD. Any access to any fire lane on the southern or western boundary of the Property shall be limited to emergency access only, unless otherwise required for compliance with governmental regulations or as otherwise approved at the time of POD.
7. Hours of Construction. During the construction of the development on the Property the hours of exterior construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted in English and in Spanish and shall state the hours of construction.
8. Streetscape Plantings. Plantings, including street trees, shall be provided along the public right-of-way of Willow Lawn Drive, consistent with Exhibit A, dated January 19, 2022, and attached hereto (see case file), with specific plantings and spacing of such plantings determined at the time of POD, subject to conflicts with utilities, sightlines and driveway areas.
9. Fencing. A fence or other barrier of a design approved at the time of POD, shall be provided along the northern boundary line of the Property to prohibit vehicular and pedestrian traffic from the property adjoining to the north, unless otherwise approved at the time of POD. A solid masonry wall shall be provided along the southern and western boundary lines of the Property, as generally shown on the Conceptual Plan, unless otherwise approved at the time of POD. The masonry wall façade facing the single family home lots on the south and western property lines of the Property shall not be



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constructed of an unfinished concrete masonry unit (CMU) block wall.

10. Parking. On-site parking shall be provided at no less than 1 parking space per bedroom or 1.58 per unit, whichever is greater.
11. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.