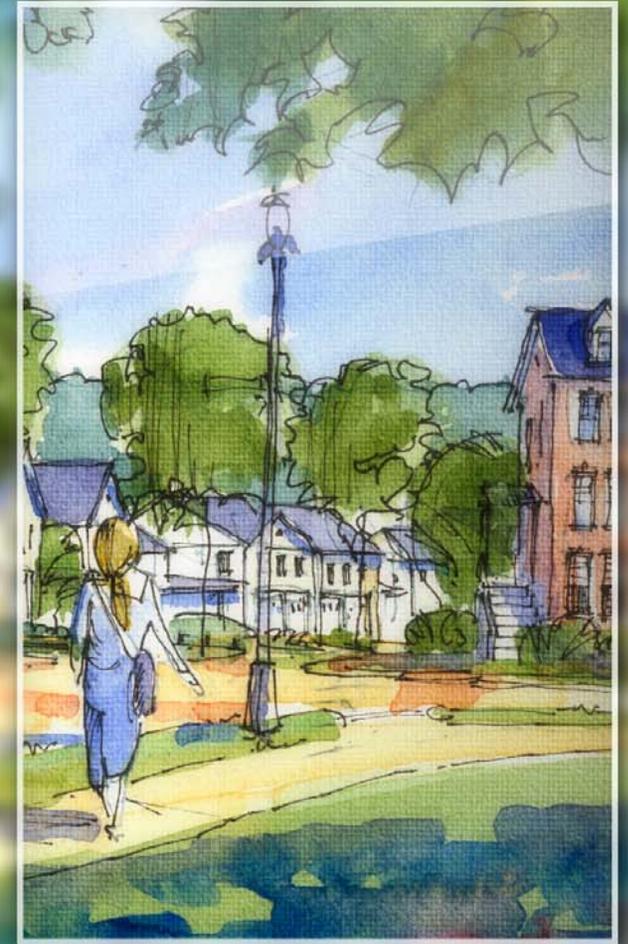
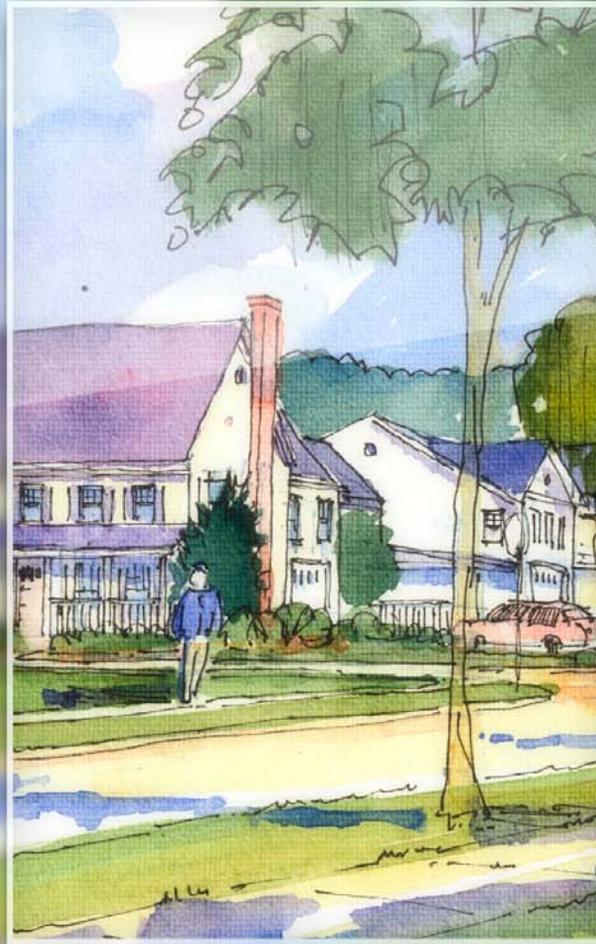


# Mintbrook

Fauquier County, Virginia



Code of Development Addendum-Block 5



RILEY / HUMANITIES, MINTBROOK

RENDERING BY DANIEL A. SCALISE

**MINTBROOK - SENIOR RESIDENCE**  
**HUMANITIES FOUNDATION**

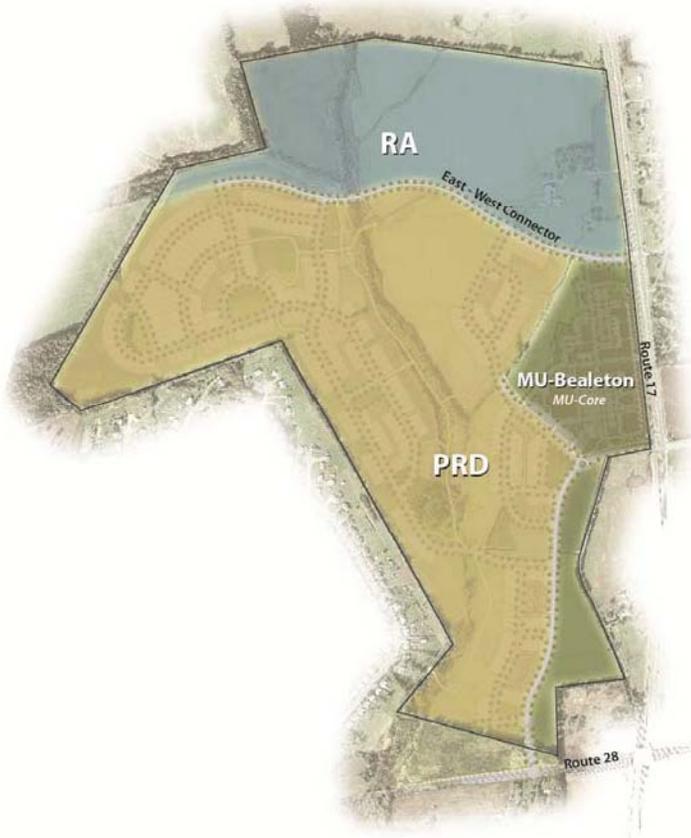
10-14-13

■ MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. ■



## Land Use

The Mintbrook development program will be achieved through a combination of three zoning districts: MU-Bealeton (Mixed Use – Bealeton Service District), PRD (Planned Residential District) and RA (Rural Agricultural District). These zoning districts apply to the project as shown on the following exhibit:



The area of the site zoned PRD will contain residential uses consisting of a mix of single family detached and attached dwelling units as well as a public school or park site.

The MU-B zoned acreage is designated as a Core Sub-Area, of which 29.39 acres will develop as Mintbrook’s traditional mixed use Village Center. The Village Center will include a mix of commercial, institutional and multi-family residential uses. The remaining 13.8 acres of MU-B acreage is planned for additional mixed use development, but will not develop until a separate rezoning is approved.

The portion of the project remaining RA will be developed with sites for a public school or park, fire station, and public recreation uses.

The composition of the Mintbrook development program by zoning district is delineated in the following table:

### Overall Project Zoning Tabulation:

Zoning District	Proposed (acres)	Residential (units)	Commercial GFA (SF)	
			Planned	Future*
PRD	198.36	403	0	0
MU-B (Core)*	43.19	172	259,901	45,477
RA†	90.86	0	0	0
<b>Total Project:</b>	<b>332.41</b>	<b>575</b>	<b>259,901</b>	<b>45,477</b>

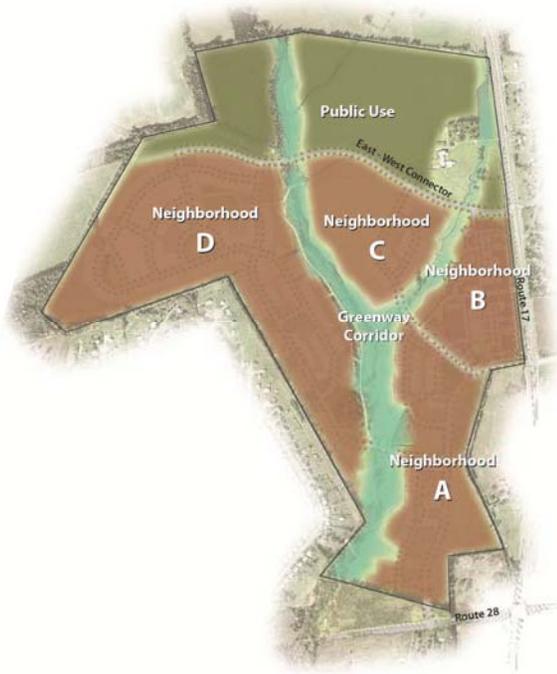
† Includes existing farmhouse, which may remain in residential use.

\* Future development in MU-B (Core), Block 4 will require a separate rezoning; GFA value is an estimate provided for traffic modeling purposes, reflecting a 0.20 FAR.

## Neighborhoods and Use Mix

The PRD and MU-B zoned areas of Mintbrook will develop as four distinct neighborhoods containing a mix of residential and commercial, and residential and institutional uses, respectively.

The configuration of Mintbrook's neighborhoods is shown on the exhibit below, with the size and use composition of each outlined in the subsequent table:



Use Tabulation – MU-B and PRD Districts:

Neighborhood	OVERALL	MU-B (Core)		PRD		
		A†	B	A	C	D
<b>Acreage</b>	<b>241.55</b>	13.80	29.39	50.09	47.51	100.76
Residential (acres)	<b>148.05</b>	<b>4.00</b>	0	30.98	16.20	96.87
Commercial (acres)	<b>37.47</b>	<b>9.80</b>	27.67	0	0	0
Institutional (acres)	16.30	0	0	0	16.30	0
Greenway Corridor (acres)	39.73	0	1.72	19.11	15.01	3.89
<b>Total Commercial/Office (SF) MAXIMUM</b>	<b>305,378</b>	85,378††	220,000	0	0	0
Single Family Detached – Front Load (units)**	228	0	0	38	13	177
Single Family Detached – Alley Load (units)**	75	0	0	33	19	23
Attached Single Family – Alley Load (units) MINIMUM*	100	0	0	53	19	28
Stacked Multi Family (units) MINIMUM*	54	0	54	0	0	0
Multi Family over Commercial (units) MINIMUM*	18	0	18	0	0	0
Multi-Family Age Restricted	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Residential (units) MAXIMUM*</b>	<b>575</b>	<b>100</b>	72	124	51	228
Net Residential Density (du/acre)*	<b>3.88</b>	<b>25.00</b>	2.60	4.00	3.15	2.35
Gross Residential Density (du/acre)*	<b>2.38</b>	<b>7.24</b>	2.45	2.48	1.07	2.26

\*Unit counts and density may vary by neighborhood with final design subject to the overall maximum project yield, and the minimum and maximum thresholds for each unit type stated in this table.

\*\*MAXIMUM number of single family detached units will not exceed a total of 303.

†Future development in Neighborhood A, MU-B (Core), Block 4 will require separate rezoning

††Floor area value is an estimate provided for traffic modeling purposes, reflecting 0.20 FAR.

## Permitted Land Uses

This COD and the Concept/General Development Plan (C/GDP) identify the permitted land uses and their general locations in Mintbrook. The land uses anticipated to develop in Mintbrook are specified in the following table:

**Mintbrook Use Table**

	Use	MU – B† (Core Sub-District)	PRD - Residential
<b>Residential</b>	Single Family Detached		P
	Townhouse		P
	Multi-Family, Stacked	P	
	Multi-Family, Over Commercial	P	
	<b>Multi-Family (Age Restricted)</b>	<b>P</b>	
<b>Temporary Housing</b>	Hotel, 13-100 rooms or more than 100 rooms	SE*	
<b>Public, Civic and Institutional Uses</b>	Community Centers, Meeting Rooms	P	P
	Day Care, child or elder	P	
	Public school		P
	Government Offices, including Post Office	P	
	Public Parks & Recreation Facilities (i.e. Trails)	P	P
<b>Active Commercial Uses</b>	Commercial Retail, including grocery; Restaurants; Personal Services; Banks; Gyms & Health Clubs; Business Services; Artist & Artisan shops with Gallery/Sales; and Commercial Recreation, including Theaters	P	
	Establishment/building up to 5,000 sq. ft.	P	
	Establishment/building 5,001 to 20,000 sq. ft.	P	
	Establishment/building over 50,000 sq. ft., Total of One (1)	SE*	
	Drive-Through Facility, Total of Three (3)	SE*	
<b>Other Commercial Uses</b>	Office Uses, including Medical & Financial Offices; Laboratories, Light Manufacturing, Assembly, Research & Development within Closed Buildings; Artist & Artisan workshops without Sales; Technical Schools.	P	
	Establishment/building up to 20,000 sq. ft.	P	

†Uses permitted in Village Center (Neighborhood B and Neighborhood A, Block 5); future uses in MU-B (Core) in Neighborhood A, Block 4 will require a separate rezoning.

\*SE approved with MU-B rezoning as described herein.

## Distribution of Allowable Lot Types

The table below summarizes the distribution of lot types within Neighborhood A, MU-B (Core), Block 5.

Table 2.D.1. Allowable Lot Types by Zoning and Neighborhood.

	District	MU-B (Core) †
	Neighborhood	Neighborhood A, Block 5†
Lot Type	Cottage	
	Villa	
	Bungalow	
	Manor	
	Village	
	Multi-Family	X
	Age Restricted Multi-Family	X
	Commercial/Mixed Use	X
	Institutional	X
†Future development in Neighborhood A, MU-B (Core), Block 4 requires a separate rezoning.		

## MU-B Development (Neighborhood A, Block 5)

### General Use Limitations – Overall Project

1. All uses will conform to the following limitations and performance standards of the Fauquier County Zoning Ordinance unless modified herein:

- a. Section 2-502: Limitations on the Occupancy of a Dwelling Unit
  - b. Section 2-508: Limitations on Junk and Inoperable Vehicles
  - c. Section 2-510: Sales from Vehicles
  - d. Section 2-512: Limitations on Keeping of Animals
  - e. Section 2-513: Condominium Conversions
  - f. Section 2-600: Common Open Space and Common Improvement Facilities
  - g. Article 5: Administrative Permits, Special Permits, and Special Exceptions
  - h. Article 6: Accessory Uses, Accessory Service Uses and Home Occupations
  - i. Article 7: Off-Street Parking and Loading, Private Streets
  - j. Article 8: Signs
  - k. Article 9: Performance Standards
  - l. Article 11: Telecommunications Ordinance
2. All uses in the MU-Core will require site plan approval pursuant to the requirements of Article 12 of the Fauquier County Zoning Ordinance.
  3. All uses in the MU-Core will be conducted within a completely enclosed building. This requirement does not apply to off-street parking or loading areas, automated teller machines, drive-thrus, outdoor seating or play areas, utilities, events, or accessory and temporary retail displays and sales, such as sidewalk sales, street vendors, temporary markets, etc.
  4. No individual lots or uses shall have driveway access to an arterial or major collector road.
  5. All new and existing utility lines will be placed underground, provided that undergrounding of existing utilities may be waived by the Board as part of the concept plan or on a case-by-case basis to address hardship.
  6. **Age-Restricted Senior Units will be parked at 1.6 spaces per unit and may include on-street parking.**

## Lot Layout and Building Standards Tables

Table 3.A.1. Lot Layout Standards for MU-Bealeton (Core Sub District)

District	MU-B (Core)	
Neighborhood	Neighborhood A, Block 5†	
Lot Type	Age Restricted Multi-Family Residential	Mixed Use/Commercial/Institutional
Front Build-to- Line	0' – 25'	0'
Side Setback	15'	5'-10' (@ end unit including along pedestrian passageways)
Rear Setback	15'	5' min.
Private Frontages	Stoop, porch, balcony, fence or wall.	Storefront & awning, colonnade, arcade, terrace.

Table 3.A.3. Building Height and Lot Requirements by District and Neighborhood

District	MU-B (Core)	
Neighborhood	Neighborhood A, Block 5†	
Allowable Lot Types	Multi-family, Commercial/ Mixed Use, Institutional	Age Restricted Multi-Family Residential
# Stories/Height	1- 4/max. 55'	3- 4/max. 60'
Floor Height*	13' (12' clear)	N/A'
Transparency (along public streets)**	60% between 2' and 10' in height. Window sills shall not be greater than 3' above the adjacent sidewalk.	30% min. between 2' and 10' above the top of the adjacent sidewalk. 30% min. for floors above first.
Door/Entrance Orientation	Primary entrance faces the street.	The 1 <sup>st</sup> story units facing the public streets will include individual unit entrances. All other units will be accessed through a shared entrance located at the rear of the building.
Car Storage***	Tuck under or to the rear for all residential and commercial/mixed use structures facing Routes 17 and 28, Jefferson, Hancock and Lafayette. Tuck under to be accessed at the rear of structures.	Surface Parking Lots located behind the building

†Future development in Neighborhood A, MU-B (Core), Block 4 requires a separate rezoning

\*Applicable to Commercial/MU Ground Floor Conditions as per Z.O. Section 4-911.

\*\* Blank lengths of walls along primary streets (devoid of openings, transparency or architectural treatment such as trellises) are prohibited; Applicable to building facades facing Route 17/private access drive;

\*\*\*Tuck under parking is defined as unenclosed parking located below the unit where parking is accessed from a driveway at existing gra

## Open Space Amenities

Mintbrook's open space amenities vary in size and composition, and are dispersed throughout the project to ensure access for residents and guests alike. The following table identifies these amenities, the location of which are depicted on the Open Space Amenities Map

**Open Space Amenities – Size & Location**

Amenity Name	Acreage	Map #
Greenway Corridor	39.7	2
Active Recreation Area	4.4	3
<b>Formal Plazas</b>		
Village Central Plaza	0.2	13
Village Secondary Plaza #1	0.2	14
Village Secondary Plaza #2	0.2	15
<b>Formal Greens</b>		
Civic Entry Green	1.2	1
Neighborhood Green	4.0	4
Residential Green #1	0.5	5
Residential Green #2	0.7	6
Residential Green #3	1.7	7
Residential Green #4	1.1	8
Residential Green #5	0.3	9
Residential Green #6	0.4	10
Village Entry Green	1.1	11
Village Corner Green	0.5	12



### OPEN SPACE AMENITIES

1. CIVIC ENTRY GREEN
2. GREENWAY CORRIDOR
3. ACTIVE RECREATION AREA
4. NEIGHBORHOOD GREEN
5. RESIDENTIAL GREEN #1
6. RESIDENTIAL GREEN #2
7. RESIDENTIAL GREEN #3
8. RESIDENTIAL GREEN #4
9. RESIDENTIAL GREEN #5
10. RESIDENTIAL GREEN #6
11. VILLAGE ENTRY GREEN
12. VILLAGE CORNER GREEN
13. VILLAGE CENTRAL PLAZA
14. SECONDARY PLAZA #1
15. SECONDARY PLAZA #2

**Open Space Amenities Map**  
*See Appendix E for Enlarged Version of Map*

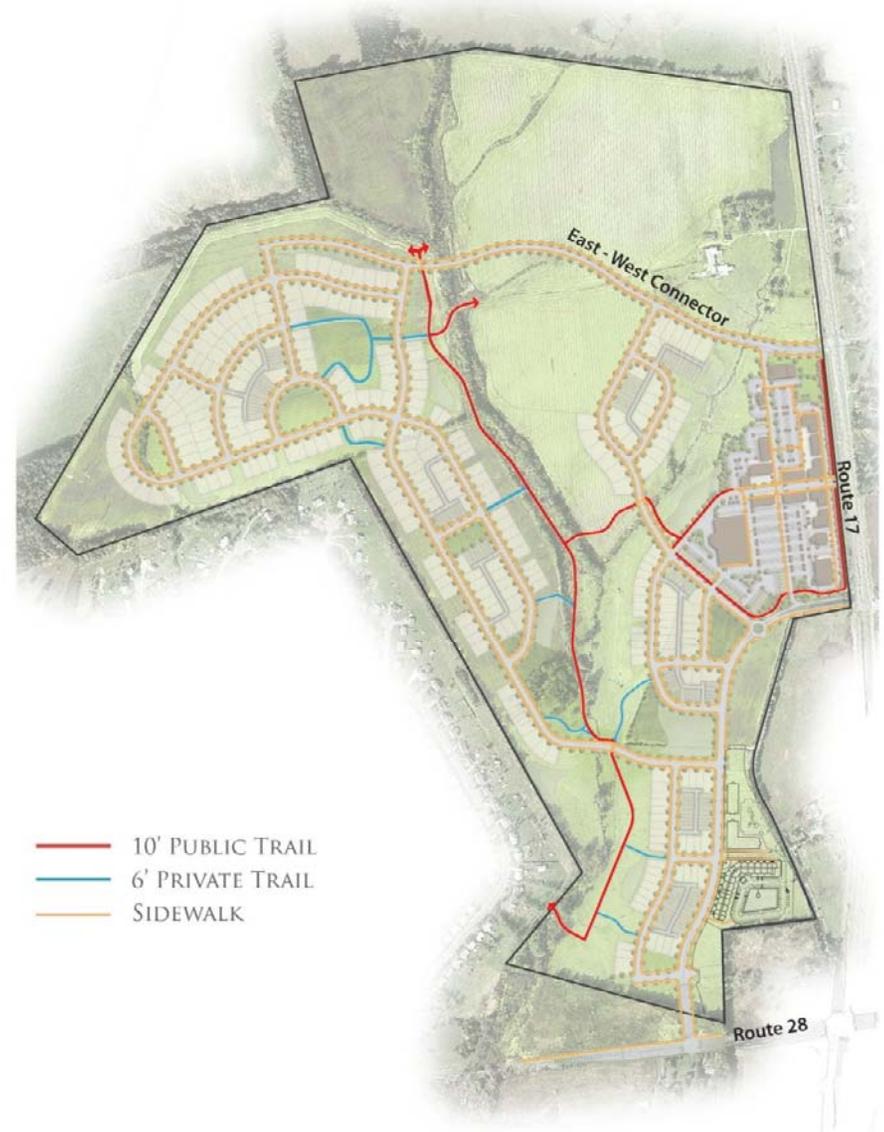
## Public & Private Recreation Trails

A network of public and private recreation trails will be provided within Mintbrook. The public trail segments total approximately 1.94 miles, with the primary segment located within the Greenway, extending from Virginia Route 28 (Catlett Road) to the public uses on the north side of the East-West Connector Road. The trail will consist of an asphalt surface and be ten (10) feet in width, and will be constructed within a sixty (60) foot public access easement dedicated to Fauquier County.

A second public trail segment will be provided extending from the main project entrance on Virginia Route 17 (Marsh Road), and will be generally aligned with the terminus of the White Marsh trail on the opposite side of the roadway, connecting with the Greenway trail near the center of the community. This connecting trail will consist of an asphalt surface and be ten (10) feet in width, but will be constructed within a twenty (20) foot public access easement.

The public trails will be connected to Mintbrook's residential neighborhoods by private trail segments. The private trail segments will consist of an asphalt surface and be six (6) feet in width.

The developer of Mintbrook will construct the public trails, but ownership and maintenance thereof will be the responsibility of Fauquier County upon dedication of those trails. The private trail segments will be maintained by the HOA.



**Pedestrian Network Map**  
*See Appendix E for Enlarged Version of Map*

## Streets and Streetscape

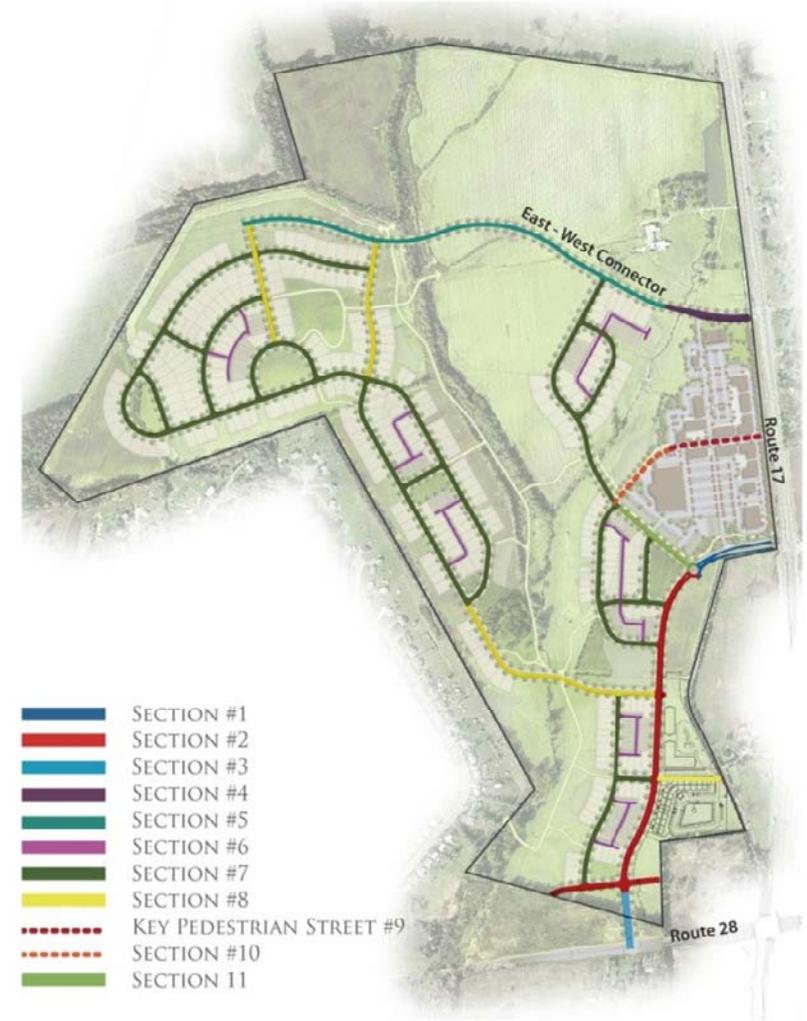
The streets in Mintbrook are integral to the community's character, and will be designed to reflect the form and function associated with traditional development patterns in general, and the character of each "district" in particular. MU-Bealeton (Neighborhoods A and B) will have the most urban streetscape detailing, marked by wider sidewalks to accommodate greater pedestrian traffic and trees in planters. The Mintbrook PRD (Neighborhoods C, D and part of A) will be more suggestive of older residential neighborhoods common in the Virginia Piedmont before World War II, with narrower sidewalks and trees in continuous planting strips (i.e. "Traditional Residential").

Lafayette Avenue, which borders both PRD and MU-Bealeton zoned areas, will reflect a combination of traditional residential and urban streetscape characteristics corresponding with the respective zoning districts. In all cases, each street will be paralleled on both sides by shade trees and sidewalks.

Unless otherwise required by the Virginia Department of Transportation (VDOT) or the Fire Marshal, on-street parallel parking will be provided on both sides of the street throughout Mintbrook. The streetscape will be further enhanced by light fixtures, benches, and similar street furniture, in keeping with the urban or traditional residential character of the respective districts.

### Streets: General

All streets in Mintbrook will be public except for alleys and internal travelways within the Village Center, which will be privately maintained by the homeowners' or property owners' associations, assigned such responsibility. All streets and alleys will be designed and constructed consistent with the typical street sections included with and incorporated in this Code of Development as Appendix F, and pursuant to the layout depicted on the Street Regulating Map below.



**Street Regulating Map**  
*See Appendix E for Enlarged Version of Map*

## Phasing

The development of residential and commercial uses will occur pursuant to an annualized phasing program as specified in the Mintbrook Proffer Statement. Infrastructure will be developed to support and correspond with the land use phases. In general, such development is anticipated to commence in the PRD-zoned Neighborhood A on the east side of the Greenway corridor, and gradually extend north and west into the MU-Bealeton and other PRD neighborhoods, respectively.

The phasing of project Infrastructure, to include off-site transportation improvements, will proceed as generally depicted on the *Conceptual Transportation and Infrastructure Phasing Plan* of the C/GDP and proffer statement, and may be summarized as follows:

### Phase 1:

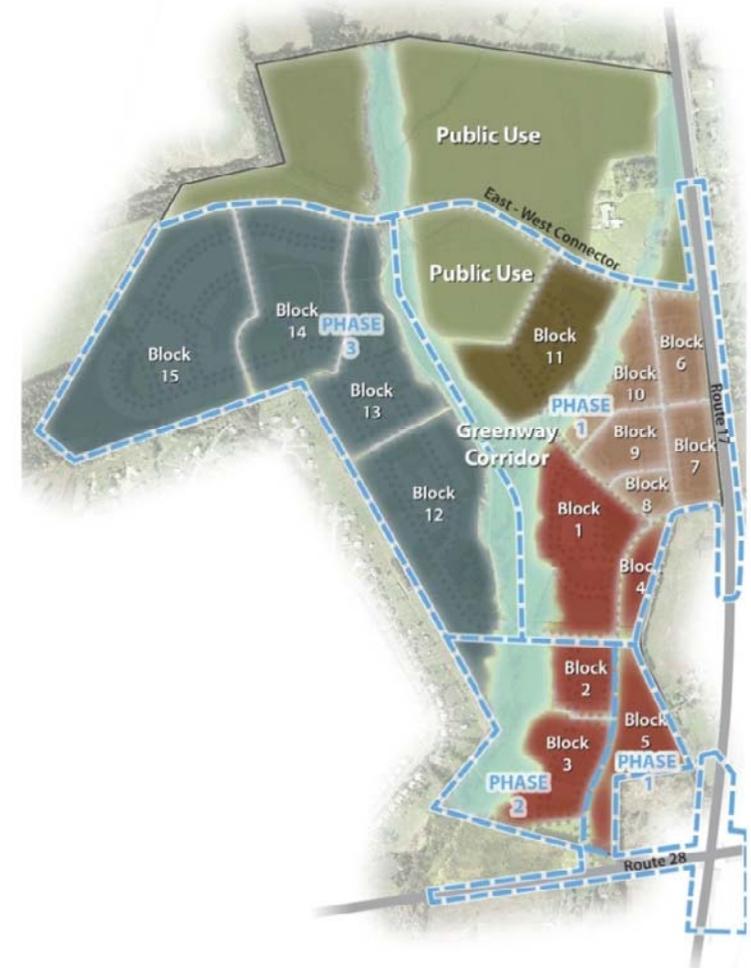
- Internal roads, sub-surface infrastructure, and open spaces serving Blocks **1, 4 and 5** (Neighborhood A); Blocks 6, 7, 8, 9, and 10 (Neighborhood B); and Block 11 and the public use site (Neighborhood C).
- Two-lane section of Jefferson Boulevard will be constructed from its intersection with VA Route 17 to a point immediately west of Hancock Street.
- The intersection of VA Route 17 with Lafayette Avenue will be signalized during this phase and related frontage improvements along Route 17 will also be completed. If VDOT warrants are met, signalization at VA Route 17 and Jefferson Boulevard will also be completed.

### Phase 2:

- Internal roads, sub-surface infrastructure, and open spaces serving Blocks **2 and 3** (Neighborhood A).
- Improvements to VA Route 28 will be completed during this phase.
- Improvements to the intersection of VA Route 28 and VA Route 17, to include modification of the existing traffic signal.
- 

### Phase 3:

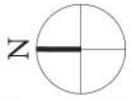
- Internal roads, sub-surface infrastructure, and open spaces serving Blocks 12, 13, 14, and 15 (Neighborhood D).
- Extension of the two lane section of Jefferson Boulevard to a point immediately west of the intersection with Blair Way.
- 



## Phasing Map

See Appendix E for Enlarged Version of Map

## Appendix E – Map Exhibits



Illustrative Plan



**OPEN SPACE AMENITIES**

1. CIVIC ENTRY GREEN
2. GREENWAY CORRIDOR
3. ACTIVE RECREATION AREA
4. NEIGHBORHOOD GREEN
5. RESIDENTIAL GREEN #1
6. RESIDENTIAL GREEN #2
7. RESIDENTIAL GREEN #3
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11. VILLAGE ENTRY GREEN
12. VILLAGE CORNER GREEN
13. VILLAGE CENTRAL PLAZA
14. SECONDARY PLAZA #1
15. SECONDARY PLAZA #2



- 10' PUBLIC TRAIL
- 6' PRIVATE TRAIL
- SIDEWALK

Pedestrian Network Map



Street Regulating Map

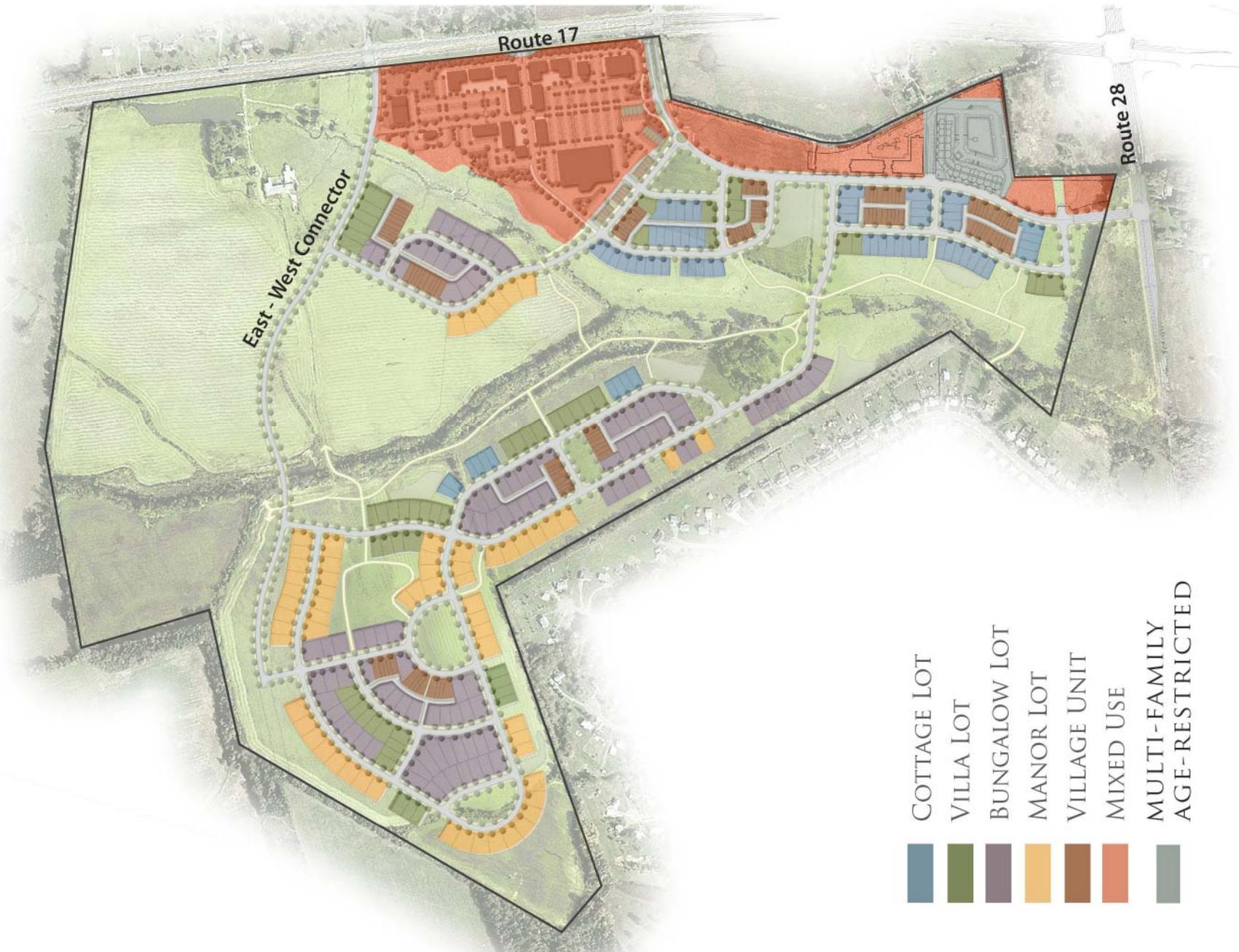
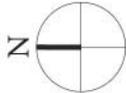


-  LINDEN, LONDON PLANE TREE
-  ZELKOVA, OAK, MAPLE
-  MAPLE
-  OAK, MAPLE, CHERRY

Street Tree Program Map



Block Plan



-  COTTAGE LOT
-  VILLA LOT
-  BUNGALOW LOT
-  MANOR LOT
-  VILLAGE UNIT
-  MIXED USE
-  MULTI-FAMILY AGE-RESTRICTED

Lot Regulating Map



## Appendix F – Street Sections and Buffer Detail

