

R-2

R-5

R-3

R-1

R-5

R-2

A-1

R-2A

R-2

R-5

FARMINGTON

GAYTON

ROMAN CATHOLIC  
DIOCESE OF VA

PUNCHBECKY  
ELEMENTARY SCHOOL

CABIN CREEK  
APTS.

R-3 TO R-5/C-1  
21.40 AC.

WESTHAMPTON  
PARK

PLAIN  
ESPANCHA

MAYBEURY

GASKINS

WESTMOOR  
ELEMENTARY SCHOOL

PATTERSON AVE

COUNTY OF HENRICO PLANNING OFFICE

80-A2-52 pt. of 4  
TUCKAHOE DISTRICT  
J.A.S.

SCALE  
0 200' 400'

C-23C-81



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

May 18, 1981

Re: Conditional Rezoing Case C-23C-81

The Most Reverend Walter F. Sullivan  
Catholic Diocese of Richmond  
811 Cathedral Plaza  
Richmond, Virginia 23220

Dear Bishop Sullivan:

At its May 13, meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned from R-3 One Family Residence to R-5 General Residence and C-1 Conservation Districts the below described property in accordance with your request.

The rezoned property, part of tax parcel 80-A2-4 and parcel 80-A2-52 is described below. The  $\pm$  19.4 acre portion of the described property lying above the 100 year flood plain of Cabin Branch was rezoned R-5 General Residence District and the  $\pm$  2.0 acre part of the site lying within the 100 year flood plain was rezoned C-1 Conservation District as shown on the plat in the case file in the Planning Office.

Beginning at a point on the E. line of Gaskins Road 764.35' south of Gayton Road; thence extending eastwardly on a bearing of S.  $76^{\circ} 16' 30''$  E., 1703.16' to a point; thence S.  $60^{\circ} 56' 40''$  W., 297.55' to a point; thence S.  $70^{\circ} 32' 30''$  W., 223.00' to a point; thence S.  $70^{\circ} 58' 30''$  W., 474' more or less to the center line of Cabin Branch passing through an iron pin near the north bank of Cabin Branch; thence along Cabin Branch as it meanders 1,100', more or less, to a point; thence leaving the center line of Cabin Branch N.  $30^{\circ} 51' 30''$  E., 874' more or less, to a point; thence N.  $76^{\circ} 16' 30''$  W., 688.02' to a point on the E. line of Gaskins Road; thence along said E. line N.  $130^{\circ} 43' 30''$  E., 60' to the point of beginning, containing 21.4 acres more or less.

The following proffered conditions were accepted by the Board of Supervisors and further regulate development and use of the property in addition to all applicable provisions of Chapter 22 (Zoning) of the Code of Henrico.

1. No structure shall exceed three stories above ground level excluding basement. The principal exterior construction material shall be brick or brick veneer.

2. No building, or site improvements except for utilities and drainage shall occur within 150 feet of the eastern and southern property lines; said area to remain in its natural state, and additional planting provided, as determined by the Henrico County Planning Department, to afford an effective separation between the proposed development and adjacent residents. Such determination shall be made by the Planning Commission at the time of the Plan of Development review.

The Most Reverend Walter F. Sullivan  
Page 2  
May 18, 1981

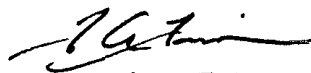
3. The exact limits of the 100 year flood plain area to be zoned C-1 along Cabin Creek (Southern property line) shall be determined prior to application for Plan of Development.

4. The development of the subject property shall be limited to residential uses for elderly and handicapped persons exclusively which provide features and amenities intended to serve their needs. Such uses may include facilities for human care, excluding hospitals and sanitoriums.

5. The development of the subject property shall be limited to a total density of 225 apartment units, with a limit of 112 units in the initial phase. Prior to requesting a building permit for any number of units in excess of 112 units, the owner shall apply to the Henrico County Board of Supervisors for amendment of these Proffers in order to accommodate the additional units.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Nicholas A. Spinella