

COUNTY OF HENRICO PLANNING OFFICE

C-15C-82



86-B2-58 & 61
THREE CHOPT DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

May 17, 1982

Re: Conditional Rezoning Case C-15C-82

Oxford Development Corporation
c/o Mr. Thomas S. Bozzuto
4351 Garden City Drive, Suite 300
Landover, Maryland 20785

Gentlemen:

At its May 12, 1982 meeting, the Board of Supervisors accepted the owner's proffered conditions and conditionally rezoned the below described property from A-1 Agricultural to R-5 General Residence District in accordance with your request and the Planning Commission's recommendation.

The rezoned property, tax parcels 86-B2-5 and 86-B2-61 is described as follows:

Beginning at a rod on the S. line of Broad Street Road, approximately .3 of a mile +- from its intersection with State Route 157; thence S. $56^{\circ} 56' 00''$ E., 298.12' along the S. line of Broad Street Road to a stone; thence S. $40^{\circ} 10' 20''$ W., 1,436.11' to a rod; thence S. $60^{\circ} 30' 00''$ E., 311.78' to a rod; thence S. $35^{\circ} 23' 51''$ W., 1,408.55' to a pine tree marked; thence N. $10^{\circ} 02' 06''$ W., 202.58' to a pipe; thence S. $79^{\circ} 00' 04''$ W., 275.17' to a rod; thence N. $72^{\circ} 56' 00''$ W., 211.80' to a rod; thence N. $38^{\circ} 34' 00''$ E., 2,945.57' to a rod and the point of beginning, containing approximately 26.96 acres.

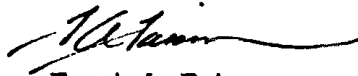
The following proffered conditions were accepted by the Board of Supervisors and further regulate development and use of the property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Landscaping and/or buffering will be provided and maintained around the boundaries of the Property, as required by the Planning Commission at the time of Plan of Development approval, to properly buffer and screen development on the Property.
2. Exterior lighting on the Property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent properties and be of such type as required by the Planning Commission at the time of Plan of Development approval.
3. The number of apartment units will not exceed 300.

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisors, Real Estate Assessment
Mr. Jay Weinberg
✓ Conditional Zoning Index