



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

January 18, 1983

Re: Conditional Rezoning Case C-48C-82

Urban Development & Investment Ltd.
2727 Enterprise Parkway, Ste. 203
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on January 12, accepted your proffered conditions and conditionally rezoned your below described property from R-3 One Family Residence to O-3 Office District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property being Part Lot 5, Block G, Woodlawn Farms Subdivision is described as follows:

Beginning at an iron rod at the NE. corner of Lot 5 and the NW. corner of Lot 6; thence N. $80^{\circ} 36' 15''$ W., 193.28' to an iron rod at the SE. corner of Lot 2; thence N. $60^{\circ} 59' 07''$ E., 150.29' to an iron rod at the NE. corner of Lot 2; thence S. $43^{\circ} 38' 13''$ E., 249.77' to the point of beginning, containing 0.333 acres.

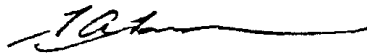
The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The Property shall not be used for multi-family rental dwellings, clubs, fraternities or lodges, general hospitals, sanitoriums or rest homes, funeral chapels and related facilities.
2. All exterior walls of each office building constructed on the site will be substantially architecturally similar in treatment.
3. The Property will be landscaped and properly buffered from adjacent residential areas, as required or approved by the Planning Commission at the time of Plan of Development approval.
4. Lighting in parking lots and accessory drives shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission at the time of Plan of Development Approval.
5. There shall be no direct street connections or vehicular access to or from the Property to or from the streets in Woodlawn Farms Subdivision unless required by any applicable governmental body, commission, agency or department thereof.
6. Building height is not to exceed height allowed in adjacent R-6 zoning.

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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 accepted proffered conditions in the Conditional Zoning Index.

- Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ M. M. P. Mozingo
✓ Conditional Zoning Index