

R-2A & O-3C to M-1C
41.1 ac.

COUNTY OF HENRICO PLANNING OFFICE

SCALE 103-AI-18, 19 & Pt. of 103-AI-2026, 8pt. of 102-BI-6

0 200' 400'

C-22C-83

BROOKLAND DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 17, 1983

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-22C-83

Virginia Center, Inc.
1000 Virginia Center Parkway
Richmond, Virginia 23295

Gentlemen:

At its May 11 meeting, the Board of Supervisors accepted your amended and restated proffered conditions and conditionally rezoned your below described property from R-2A One Family Residence and O-3 Office (Conditional) to M-1 Light Industrial District (Conditional) in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property being Parcels 103-A1-18, 19, and part Parcels 103-A1-20, 26, 42 and 102-B1-15 is described as follows:

Beginning at a point on the northern right-of-way line of proposed Stuart's Parkway, said point being 1030' +- northeast of the northern right-of-way of Virginia Center Parkway; thence along a curve to the left having a radius of 150.00' for 100.00' to a point; thence S. 50° 00' 20" W., 237.35' to a point; thence S. 34° 00' 00" W., 286.00' to a point; thence S. 66° 00' 00" W., 213.00' to a point; thence N. 86° 00' 00" W., 165.00' to a point; thence N. 75° 00' 00" W., 139.00' to a point; thence N. 66° 00' 00" W., 330.00' to a point; thence N. 5° 49' 35" W., 545.00' to a point; thence N. 75° 57' 35" E., 29.73' to a point; thence N. 53° 46' 59" W., 659.68' to a point; thence N. 71° 35' 15" E., 1274.07' to a point; thence N. 18° 24' 45" W., 300.00' to a point; thence N. 88° 17' 15" E., 305.86' to a point; thence S. 21° 54' 45" E., 997.01' to a point in the center of a creek; thence up center of said creek, tie line being S. 58° 45' 06" W., 85.78' to a point in center of said creek; thence continuing up center of said creek, tie line being S. 31° 31' 00" W., 90.00' to a point in center of said creek; thence S. 30° 06' 20" E., 364.72' to a point on the northern right-of-way line of proposed Stuart's Parkway; thence W. along said right-of-way line on a curve to the left having a radius of 480.00' for 100.19' to the point of beginning, containing 41.1 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. No buildings shall be constructed within 150 feet of the northern property line of this property which northern property line is immediately contiguous to the southern property lines of Holly Glen Subdivision as such subdivision exists on April 1, 1983. No accessory uses, drives or parking areas shall be located less than 80' from the Holly Glen Subdivision.
2. Any Plan of Development approval which is sought in accordance with Section 22-106 of the Henrico Zoning Code for the construction of any buildings (but not roadways) on any portion of the property that is within 200 feet of the northern property line of this property (which northern property line is immediately contiguous

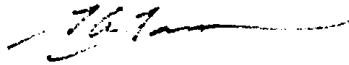
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to the southern property line of Holly Glen Subdivision as such subdivision exists on April 1, 1983) will include a provision obligating the applicant to construct an earthen berm, including landscaping thereon, in a manner that is acceptable to the County Planning Commission at the time of landscape plan approval along the entire northern line of this property which berm is to be constructed within the 150 foot building setback area described in proffer 1 above.

3. The provisions of Section 22-69 of the Henrico Zoning Code as the same exists on April 1, 1983, shall apply to all principal uses permitted under Section 22-66(a) and (h) thereof as the same exists on April 1, 1983.

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
J. K. Timmons & Associates
✓ Conditional Zoning Index