

A-1 to R-5
21.0 ac.

A-1 to R-4
60.5 ac.

A-1 to B-2
13.8 ac.

A-1 to RTH
12.7 ac.

C-72-83

SCALE
0 200' 400'

COUNTY OF HENRICO PLANNING OFFICE
pt. 7-A1-1,20
FAIRFIELD DISTRICT
JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 13, 1984

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-72C-83

Maplewood Farm General Partnership
c/o Mr. Charles J. Keck
Keswick Farm
Midlothian, Virginia 23113

Gentlemen:

The Board of Supervisors at its meeting on February 8, conditionally rezoned a portion of your property from A-1 Agricultural to B-2 Community Business District. The Board of Supervisors deferred the R-4 One Family Residence, R-5 General Residence and RTH Residential Townhouse District portion of your request to March 28, 1984 at 7:00 p.m.

The property rezoned to B-2 Community Business District is described below:

Beginning at the northeast intersection of Mechanicsville Turnpike (U.S. 360) and Neale Street; thence northeast along the E. line of Mechanicsville Turnpike 559.80' to a point; thence S. $58^{\circ} 42' 51''$ E., 286.48' to a point; thence N. $36^{\circ} 22' 22''$ E., 235.00' to a point; thence S. $53^{\circ} 37' 38''$ E., 330.00' to a point; thence S. $13^{\circ} 02' 58''$ E., 364.27' to a point; thence S. $31^{\circ} 07' 20''$ W., 500.00' to a point on the N. line of Neale Street; thence northwest 928.17' along the N. line of Neale Street to the point of beginning, containing +- 13.8 acres.

The Board of Supervisors accepted the 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:

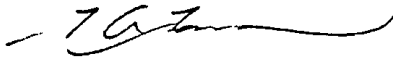
1. The applicant shall prepare a comprehensive study of the impact of traffic generated by the proposed development for submission to the Henrico County traffic engineer with the first plan of development or tentative subdivision plan.
2. Any parking areas developed within 100 feet of the Chickahominy Bluffs Battlefield property shall be screened from view from the park by grading the parking lot to create a natural earth/landscaping screen or by the installation of an earth berm no less than 4 1/2 feet in height plus landscaping. Plans shall be subject to review and approval by the Planning Commission at the time the first occupancy permit is requested.

Maplewood Farm General Partnership
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3. No more than 100,000 square feet of retail/commercial space and no more than 50,000 square feet of office/ medical space shall be constructed in the area zoned B-2. Development of the area shall be undertaken in a manner which achieves the effect of a harmonious grouping of buildings with compatible exterior design.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the substituted proffered 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. James C. Park
Mr. and Mrs. Charles J. Keck



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
April 2, 1984

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-72C-83

Maplewood Farm General Partnership
c/o Mr. Charles J. Keck
Keswick Farm
Midlothian, Virginia 23113

Gentlemen:

The Board of Supervisors at its meeting on March 28, conditionally rezoned a portion of your property from A-1 Agricultural to R-3A One Family Residence District. The Board of Supervisors deferred the R-5 General Residence and RTH Residential Townhouse District portion of your request to June 27, 1984 at 7:00 p.m.

The property rezoned to R-3A District is described below:

Part of Parcel 7-A1-1

Beginning at a point on the N. line of Neale Street said point being 1068.17' east of Mechanicsville Turnpike (U.S. 360); thence N. $31^{\circ} 07' 20''$ E., 160.0' to a point; thence S. $58^{\circ} 52' 40''$ E., 440.0' to a point; thence N. $31^{\circ} 07' 20''$ E., 490.0' to a point; thence N. $8^{\circ} 34' 00''$ E., 350.0' to a point; thence N. $35^{\circ} 39' 52''$ E., 650.0' to a point; thence N. $52^{\circ} 45' 20''$ W., 29.04' to a point; thence N. $39^{\circ} 15' 00''$ E., 377.50' to a point; thence N. $36^{\circ} 38' 00''$ E., 97.66' to a point; thence S. $52^{\circ} 45' 20''$ E., 1279.96' to a point; thence S. $38^{\circ} 02' 00''$ W., 494.96' to a point; thence S. $37^{\circ} 40' 30''$ W., 696.47' to a point; thence S. $24^{\circ} 00' 08''$ W., 793.02' to a point at the northern right of way line of Neale Street; thence along the northern right of way line of Neale Street N. $65^{\circ} 47' 30''$ W., 1203.96' to a point; thence continuing along the northern right of way line of Neale Street N. $58^{\circ} 52' 40''$ W., 440.0' to the point of beginning, containing 60.5 acres.

The Board of Supervisors accepted the 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:

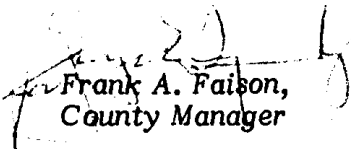
1. At least two street intersections shall be provided along the north line of Neale Street to serve the area zoned for single-family development.
2. A site of at least 1.5 acres in area, conveniently located within the development, shall be set aside to serve the recreational needs of residents.
3. All lots fronting on or otherwise abutting Neale Street shall meet lot width and lot area requirements of the R-3 District (80 ft. width; 11,000 sq. ft. area).

Maplewood Farm General Partnership
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4. No more than 50 buiding permits for single-family dwellings shall be requested in the calendar year 1984 and no more than 75 such permits shall be requested in each succeeding year. No more than 100 building permits shall be requested for apartment units or combination of apartments and townhouses in a single year. Units not constructed in one year under this phasing plan may be added to the number permitted for the following year. However, no more than 200 dwellings of all types shall be constructed in a single calendar year.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the substituted proffered 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. James C. Park
Mr. and Mrs. Charles J. Keck



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 3, 1984

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-72C-83

Maplewood Farm General Partnership
c/o Mr. Charles J. Keck
Keswick Farm
Midlothian, Virginia 23113

Gentlemen:

The Board of Supervisors, at its meeting on June 27, 1984, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5 General Residence and RTH Residential Townhouse Districts.

The property conditionally rezoned is described as follows:

Part of Parcel 7-A1-1:

A-1 to RTH:

Beginning at a point on the N. line of Neale Street, said point being 928.17' east of the E. line of Mechanicsville Turnpike (U.S. Route 360); thence N. $31^{\circ} 07' 20''$ E., 500.00' to a point; thence N. $13^{\circ} 02' 58''$ W., 364.27' to a point; thence S. $85^{\circ} 03' 39''$ E., 790.00' to a point; thence S. $08^{\circ} 34'$ W., 350.00' to a point; thence S. $31^{\circ} 07' 20''$ W., 490.00' to a point; thence N. $58^{\circ} 52' 40''$ W., 440.00' to a point; thence S. $31^{\circ} 07' 20''$ W., 160.00' to a point on the N. line of Neale Street; thence N. $58^{\circ} 52' 40''$ W., 140.00' along the N. line of Neale Street to the point of beginning, containing +- 12.7 acres.

Part of Parcel 7-A1-1:

A-1 to R-5:

Beginning at a point lying north and east of the intersection of the N. line of Neale Street and the E. line of Mechanicsville Turnpike (U.S. 360) as follows: S. $58^{\circ} 52' 40''$ E., 928.17' along the N. line of Neale Street; and N. $31^{\circ} 07' 20''$ E., 500.00'; and, N. $13^{\circ} 02' 58''$ W., 364.27' to said point of beginning; thence, N. $53^{\circ} 37' 38''$ W., 330.00' to a point; thence N. $36^{\circ} 22' 22''$ E., 772.43' to a point; thence N. $57^{\circ} 20' 56''$ E., 324.40' to a point; thence S. $52^{\circ} 45' 20''$ E., 880.00' to a point; thence S. $35^{\circ} 39' 52''$ W., 650.00' to a point; thence N. $85^{\circ} 03' 39''$ W., 790.00' to the point of beginning, containing +- 21.0 acres.

The Board of Supervisors accepted the following amended 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 building shall be located within 50 feet of the common property line with Chickahominy Bluffs National Park.

Maplewood Farm General Partnership

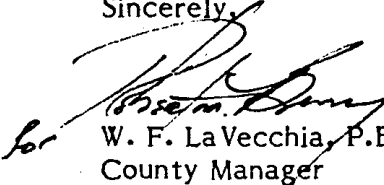
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July 3, 1984

2. No parking areas or driveways (including turnarounds) shall be located within 20 feet of the common property line noted in Proffer 7.
3. A six-foot fence shall be installed along the common property line of Maplewood Farm and Chickahominy Bluffs National Battlefield Park. The applicant agrees to cooperate with the National Park Service Staff in formulating a Plan of Development for land adjacent to the Park prior to submission of same to the Henrico County Planning Commission.
4. No development of properties zoned R-5 or RTH and located north of Neale Street shall be undertaken unless and until a dedicated public roadway is constructed by the owner in accordance with County of Henrico requirements which serves directly properties zoned R-5 and RTH and which intersects the east line of Mechanicsville Turnpike as an extension of Evans Road.
5. No development of properties zoned R-5 and RTH shall be undertaken unless and until traffic signalization is installed at the intersection of Neale Street and Mechanicsville Turnpike.
6. Should the County of Henrico determine at any time during the development of Maplewood Farm that traffic conditions at the intersection of Neale Street and Mechanicsville Turnpike are such that remedial action must include the construction of a street generally parallel to and north of Neale Street so as to intersect Mechanicsville Turnpike at Evans Road, then such street shall be constructed by the owner or developer in accordance with County requirements.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the amended proffers in the Conditional Zoning Index.

Sincerely,


W. F. La Vecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. James C. Park