



COUNTY OF HENRICO PLANNING OFFICE
pt. 70-B1-1

C-65C-84



TUCKAHOE DISTRICT
I.A.S

RESID / COMM / INDUS.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 19, 1984

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-65C-84

Mr. Henry L. Wilton
Universal-Wilton, Inc.
10625 Patterson Avenue
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on December 12, accepted your appropriate proffered conditions and conditionally rezoned a portion of your property from B-1 Neighborhood Business and A-1 Agricultural to RTH Residential Townhouse District. The Board of Supervisors referred the portion of your request from A-1 Agricultural to R-3 One Family Residence District back to the Commission to be heard on January 10, 1985. The remainder of your request was denied.

The property rezoned to RTH Residential Townhouse District, with conditions, is described as follows:

Part of Parcel 70-B1-1: B-1 and A-1 to RTH

From the point of intersection of the N. line of proposed Ridgefield Parkway and the centerline of the proposed Cambridge Drive extension; thence N. $16^{\circ} 33' 08''$ W., 25' along said centerline to a point; thence northwest along said centerline on a curve to the left with a radius of 900', a distance of 741' to a point; thence N. $30^{\circ} 39'$ W., 125' along said centerline to the point of beginning; thence N. $59^{\circ} 21'$ E., 350' to a point; thence along a curve to the right with a radius of 1570', a distance of 200' to a point; thence N. $66^{\circ} 38'$ E., 500' to a point; thence N. $67^{\circ} 36' 32''$ W., 25' to a point; thence N. $72^{\circ} 47' 50''$ W., 726.50' to a point; thence N. $70^{\circ} 32' 50''$ W., 211' to a point; thence N. $61^{\circ} 20' 38''$ W., 37' to a point on the centerline of proposed Cambridge Drive (at the terminus of Copperas Lane); thence S. $65^{\circ} 39'$ W., 46' along said centerline; thence southerly along said centerline on a curve to the left with a 300' radius 504' to a point; thence S. $30^{\circ} 39'$ E., along said centerline of proposed Cambridge Drive 383' to the point of beginning; containing 9.9 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. Density shall be limited to a maximum of 8 units per acre.
2. No multi-family dwelling units shall be intended, designed, or constructed for rental occupancy and to be offered as for sale units only.
3. No occupancy permits to be issued prior to January 1987.

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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,

Robert J. Pallitto
for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index