

O-3C

A-1

RTHC

A-1 TO R-5C  
15.55 AC.

PKWY.

R-6C

B-1C

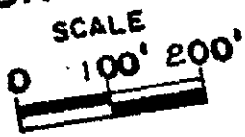
BROAD

STREET

RO

A-1

COUNTY OF HENRICO PLANNING OFFICE  
78-A2-33.55  
THREE CHOPT DISTRICT  
J.A.



OFFICE / MULTI-FAM.  
C-60C-85



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

August 19, 1985

W. F. LAVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-60C-85

Paragon Group  
2223 Executive Street  
Charlotte, NC. 28208

Gentlemen:

The Board of Supervisors at its meeting on August 14, accepted your proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5C General Residence District.

The property conditionally rezoned is described as follows:

Beginning at a point in the southeast right of way line of Innesbrook Road, said point being 38.64' northeast of the northern right of way line of Broad Street Road extended; thence N. 39° 19' 57" E., 948.61' to a point; thence S. 50° 40' 03" E., 290.00' to a point; thence N. 39° 19' 57" E., 330.49' to a point; thence S. 50° 40' 03" E., 162.81' to a point; thence S. 20° 51' 39" E., 349.08' to a point; thence S. 42° 52' 26" W., 652.20' to a point; thence N. 47° 07' 34" W., 206.06' to a point; thence S. 42° 52' 26" W., 215.00' to a point; thence along a curve to the left having a radius of 101.78' and a length of 49.17' to a point; thence along a curve to the left having a radius of 15.00' and a length of 23.58' to a point in the northern line of Broad Street Road; thence N. 74° 52' 03" W., 536.95' to a point; thence along a curve to the right having a radius of 25.00' and a length of 49.83' to the point of beginning, containing 15.549 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. No more than forty percent (40%) of the Property shall be covered by buildings and parking areas.
2. A buffer area of a minimum of twenty-five (25) feet in width which will be supplemented with a minimum of ten (10) evergreen trees (6 to 8 feet in height) and a maximum of twenty (20) such evergreen trees per 100 linear feet of such buffer area, as determined on the basis of the need for such evergreen trees to enhance the screening effect of existing vegetation, will be maintained, except to the extent necessary for utility easements, driveways, signage or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof, from the right-of-way lines of Broad Street Road and Innesbrook Road (such right-of-way lines to be determined at the time of Plan of Development review) and along the boundaries of the Property adjoining parcels 77-B2-26 and 30, as presently shown on the Henrico County Zoning Maps. Underbrush and fallen, diseased or dead plant growth may be removed from buffer areas, and other additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability to provide adequate

screening within such buffer area, plantings shall be provided adjacent to the buffer area to properly screen development of the Property from adjacent parcels, as determined by the Planning Commission at the time of landscape plan review.

3. No residence building constructed within fifty (50) feet of Innesbrook Road or Broad Street Road, shall exceed thirty-five (35) feet in height.
4. No apartment unit constructed on the Property shall have more than two (2) rooms designated for use as bedrooms.
5. Parking lot lighting standards shall not exceed twenty (20) feet in height, and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent single family residences.
6. The owner of the property shall seek no direct vehicular access (except for emergency vehicles) to or from the Property, to or from Innesbrook Road, until such time as a median is constructed in Broad Street Road, preventing traffic from making a left turn from the Property onto Broad Street Road, unless required by any governmental body. At such time, the owner of the Property may construct one (1) entrance for non-emergency vehicular traffic to have access to and from the Property, to and from Innesbrook Road.
7. There shall be no open burning of dead plant growth (including but not limited to tree stumps), tires, discarded material, boxes or other construction materials, on the Property.
8. No construction vehicles or vehicles driven to the Property by construction employees shall be parked on Innesbrook Road.
9. The owner will request no more than one hundred thirty (130) certificates of occupancy for residential units on the Property, prior to September 1, 1986.
10. No building constructed on the Property shall exceed three (3) stories in height.
11. No building shall be constructed within fifty (50) feet of the right-of-way lines of Broad Street Road and Innesbrook Road (such right-of-way lines to be determined at the time of Plan of Development review) or adjoining Parcels 77-B2-26 and 30 or the northern boundaries of the Property.

Paragon Group  
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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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

*W. F. LaVecchia*  
for W. F. LaVecchia, P. E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Jay M. Weinberg  
Mr. Fred L. Trimmer, et. als.  
Mr. and Mrs. Albert P. Hingley  
Conditional Zoning Index