

I-64

BURRELTON ROAD

C-940-85

R-3

BURRELTON ROAD

GLEN
O-3C

GLEN FOREST

FOREST

A-1

AVENUE

FOREST

R-6C

R-3 TO O-2C
0.528 AC.

R-6C

BURTSHIRE ROAD

BRIGHAM

R-3

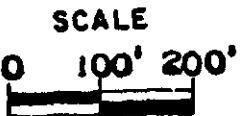
FORT HILL

OFFICES

COUNTY OF HENRICO PLANNING OFFICE

PT. 93-BI-23

C-93C-85



THREE CHOPT DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 18, 1985

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

Re: Conditional Rezoning Case C-93C-85

Pruitt Associates
2415 Grenoble Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors, at its meeting on November 13, accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-2C Office District.

The property conditionally rezoned is described as follows:

Part of Parcel 93-B1-23:

Beginning at a point on the S. line of Forest Avenue, approximately 230' west of its intersection with Burrelltown Road; thence S. $2^{\circ} 1' 16''$ W., 301.36' to a point; thence N. $88^{\circ} 5' 28''$ W., 79.43' to a point; thence N. $2^{\circ} 27' 7''$ E., 285.55' to a point on the S. line of Forest Avenue; thence S. $80^{\circ} 20' 47''$ W., 78.91' to the point of beginning, containing 0.528 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. There shall be no direct vehicular access to or from the Property, to or from the residential neighborhoods to the south thereof, unless required by any governmental body or official thereof having jurisdiction with respect thereto.
2. The exposed portion of each exterior wall surface (front, rear and sides) of each office building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials. Roof lines of each building shall have design consistency on all of its sides.
3. The vertical distance from the finished grade elevation at any point on the southern property line of the Property, to the highest point of a flat roof, or the deck line of a mansard roof, or the mean height level between the eaves and ridge for a gable, hip or gambrel roof of the office building constructed on the Property and located nearest to such point on the southern property line of the Property, shall not exceed thirty-five (35) feet.

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4. Parking and vehicular access layouts on individual sites on the Property shall be designed so as to permit interconnection between sites and the use of common entrance/exits wherever practicable, so as to minimize traffic conflict points along Forest Avenue, and shall be subject to review by the Planning Commission at the time of Plan of Development approval.
5. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by fixtures which produce a lighting intensity of maximum of one-half (1/2) foot candle along the southern property line of the Property.
6. Landscaping, fencing or other type of buffering will be provided as required by the Planning Commission at the time of landscape plan review, to properly buffer or screen development on the Property from adjacent single family homes.

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 proffered conditions in the Conditional Zoning Index.

Sincerely,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index ✓
Mr. Jay M. Weinberg
Mr. Leon Ely