

RESID

COUNTY OF HENRICO PLANNING OFFICE

9-B 2-8;9

VARINA DISTRICT

C-33C-86

0 200' 400'



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
July 16, 1986

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

Re: Conditional Rezoning Case C-33C-86

Epes Construction, Inc.
8524 Sanford Dr.
Richmond, Va. 23228

Gentlemen:

The Board of Supervisors at its meeting on July 9, granted your request to conditionally rezone property from A-1 Agricultural to R-4C One Family Residence and R-5C General Residence Districts (Conditional).

The rezoned property is described as follows:

Parcels 9-B2-8 and 9:

Parcel A - R-4C Zoning

Beginning at a point on the N. Line of Gay Avenue said point being 1685 +/- east of the E. line of Masonic Lane; thence from said point of beginning N. $10^{\circ} 14' 15''$ E., 450.00' to a point; thence N. $84^{\circ} 30' 00''$ W., 387.00' to a point; thence N. $10^{\circ} 14' 15''$ E., 860.94' to a point on the southern right of way line of Interstate 64; thence continuing along the southern right of way line of Interstate Route 64 N. $81^{\circ} 44' 55''$ E., 90.00' to a point; thence continuing along the southern right of way line of Interstate Route 64 in an easterly direction along a curve to the left having a radius of 3552.34', 969.10' to a point; thence leaving the southern right of way line of Interstate Route 64 S. 9° W., 1029.64' to a point; thence S. $15^{\circ} 54' 08''$ W., 481.20' to a point on the N. line of Gay Avenue; thence continuing along the N. line of Gay Avenue, N. $84^{\circ} 30' 00''$ W., 609.40' to the point of beginning.

Parcel B - R-5C Zoning

Beginning at a point on the N. line of Gay Avenue said point being +/- 2294.4' E. of the E. line of Masonic Lane; thence N. $15^{\circ} 54' 08''$ E., 481.20' to a point; thence N. $9^{\circ} 00' 00''$ E., 1029.64' to a point on the S. line of Interstate 64E; thence east along said right of way line on a curve to the left with a radius of 3,552.34', a distance of 529.26' to a point; thence S. $15^{\circ} 54' 08''$ W., 913.59' to a point; thence S. $15^{\circ} 25' 50''$ W., 820.0' to a point on the north line of Gay Avenue; thence N. $84^{\circ} 30' 00''$ W., 313.60' along said N. line of Gay Avenue to the point of beginning, containing +/- 13.65 acres.

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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:

R-4C Property:

1. Minimum square footages per house type are as follows:

Ranch - 1250 sq. ft.

Cape Cod - 1350 sq. ft.

2 Story - 1450 sq. ft.


2. Developer to dedicate to the association a recreational area for the single family community R-4C portion of the request.
3. Foundations of homes to be constructed of brick.
4. No traffic will be allowed ingress or egress to the adjacent single family subdivisions unless otherwise required by an appropriate government body.

R-5C Property:

1. No traffic will be allowed ingress or egress to Millers Lane.
2. A minimum 6' high chain link fence to be constructed by the developer per the areas outlined in red on the attached plat (see case file) at least 1" within the developer's property line noted at Lakefield and Lake Vista as development occurs.
3. Density to be no greater than 190 units.
4. All adjacent neighbors are to be notified and meet with the proposed developer, whoever it may be, in regard to placement of buildings, parking, and amenities prior to the POD hearing on the aforesaid multi-family property.

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,


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

cc: Clerk, Board of Supervisors
Real Estate Assessment
✓ Conditional Zoning Index
Mr. Henry L. Wilton
Mr. Calvin F. Major