

APARTMENTS

COUNTY OF HENRICO PLANNING OFFICE

C-82C-86

86-A1-13,38

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 18, 1986

Re: Conditional Rezoning Case C-82C-86

Cardinal Industries Development Corporation
c/o Edward E. Willey, Jr.
1001 Chinaberry Blvd.
Richmond, Virginia 23225

Gentlemen:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from A-1 Agricultural to R-5C General Residence District (Conditional), described as follows:

Parcels 86-A1-13 and 38:

Beginning at a rod on the W. line of Springfield Road approximately 135' north of the centerline of Fairlake Lane extended; thence along the W. line of Springfield Road S. $06^{\circ} 52' 55''$ E., 364.86' to a rod; thence S. $75^{\circ} 26' 35''$ W., 1566.52' to a rod; thence N. $06^{\circ} 49' 23''$ W., 363.38' to a rod; thence N. $75^{\circ} 23' 16''$ E., 1566.35' to the rod at the point of beginning, containing 12.975 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. Overall density shall be limited to 12 units to the acre.
2. There will be a 25' buffer area along the north and west property lines and a 40' buffer area along the east (Springfield Road) and south (Springfield Woods) property lines. Intrusions into the buffer areas shall be limited to the following:
 - a. Entrance roads into and out of the property on Springfield Road and on the west line of the property.
 - b. Rights-of-way, and easements for drainage or utilities required by a governmental authority or for electric and telephone service.
 - c. A freestanding sign identifying the apartment community on Springfield Road.
 - d. Covered entrance porches, stoops, steps, walks, and walkways to residential apartments, and parking turn areas. Intrusions set out in this Proffer 2(d) shall be limited to the south line and not to exceed 15'.
3. Trees now located on the property shall be preserved to the maximum extent practicable and the limits of clearing shall be designated at the time of POD approval. A landscaping plan shall be submitted to the Planning Commission for approval.
4. At the time of the POD approval hearing, portions of the property will be designated as open space for passive recreation to be preserved in a natural state to the maximum extent practicable, except that underbrush may be cleared therefrom.

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5. Details of any freestanding sign identifying this development will be submitted for review and approval by the Planning Commission with either the Plan of Development (POD), or the landscaping plan.
6. Apartments constructed on the property will be substantially similar in design to those in "Cardinal Industries Inc." pictures to be filed with this zoning case. As shown in said pictures, said apartments will have brick where there is stone on the exposed exterior surfaces of the ends of the buildings which face Springfield Road, the driveways within the property, Springfield Woods, and Champions Pointe.
7. There will be no temporary mobile signs displayed on the property.
8. There will be no buildings constructed on the property that exceed two stories in height.

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. Edward E. Willey, Jr.
Ms. Helen Herzog