

**A-1 To R-5C
89.5 ac.**

CONTINUING CARE CENTER

COUNTY OF HENRICO PLANNING OFFICE

8-B1-77;95 & 9-A1;26

FAIRFIELD DISTRICT

C-95C-86



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 18, 1986

Re: Conditional Rezoning Case C-95C-86

The Masonic Home of Virginia
4101 Nine Mile Road
Richmond, Virginia 23223

Gentlemen:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone from A-1 Agricultural to R-5C General Residence District (Conditional), Parcel 8-B1-77, described as follows:

Beginning at a point at the southwest corner of the intersection of Nine Mile Road and Masonic Home Lane, this point being located on the property line at the right-of-way along Masonic Home Lane, 580.23' north of the center line of 1st Street, measured perpendicular to the center line of 1st Street; proceeding S. 4° 30' 00" E., for a length of 2,267.79'; then proceeding on a radius of 1,869.86' for a length of 1.56' in a southwest direction; then proceeding S. 83° 09' 23" W., for a length of 1,216.41'; then proceeding N. 35° 53' 36" W., for a length of 265.64'; then proceeding N. 32° 27' 33" W., for a length of 150.16'; then proceeding N. 35° 53' 37" W., for a length of 768.45'; then proceeding N. 36° 04' 50" W., for a length of 400.00'; then proceeding N. 37° 44' 53" W., for a length of 284.78'; then proceeding N. 36° 04' 36" W., for a length of 420.21'; then proceeding N. 23° 22' 27" E., for a length of 164.39'; then proceeding S. 66° 35' 07" E. for a length of 961.04'; then proceeding N. 2° 24' 30" E., for a length of 303.58'; then proceeding S. 87° 04' 46" E., for a length of 334.23'; then proceeding N. 3° 49' 10" W., for a length of 128.20'; then proceeding N. 87° 17' 06" W., for a length of 319.00'; then proceeding N. 2° 24' 30" E., for a length of 514.06'; then proceeding S. 72° 37' 51" E., for a length of 285.12'; then proceeding N. 5° 20' 00" W., for a length of 220.21'; then proceeding S. 61° 59' 21" E., for a length of 191.79'; then proceeding S. 68° 03' 22" E., for a length of 102.24'; then proceeding on a radius of 1,909.86' for a length of 153.35' in a southeast direction; then proceeding on a radius of 1,909.86' for a length of 381.89' in a southeast direction; then proceeding on a radius of 1,909.86' for a length of 94.70' in a southeast direction; then proceeding on a radius of 5,729.58' for a length of 261.41' in a southeast direction, terminating at the starting point at the southwest corner of the intersection of Nine Mile Road and Masonic Home Lane; less and except parcels number 8-B1-96 and 9-A1-26, which shall remain O-1 and O-2, respectively, containing 89.5 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. The portion of the Property which lies to the south of a line extending from the property line which has the orientation of S. 66° 35' 07" E., for a length of 961.04', continuing in the direction of S. 66° 35' 07" E., to its intersection with the


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property line along Masonic Home Lane (see Exhibit A-case file) shall be designated as an area of limited density. Within this area, constituting approximately 55.5 acres, lot area shall be limited to a minimum of 4,000 square feet per dwelling unit (10.89 per acre).

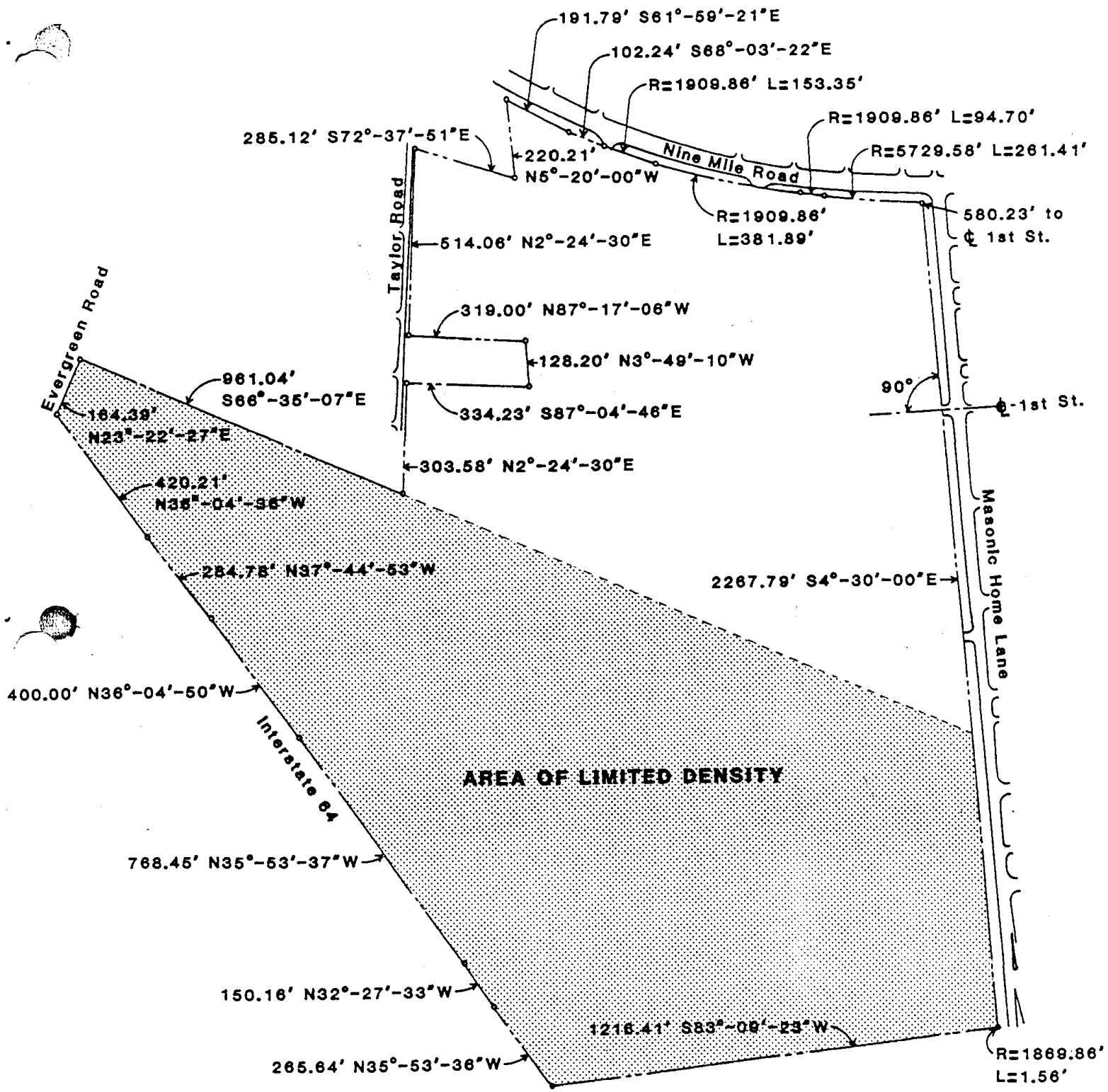
2. The Property would be developed with housing designed and constructed with the intention of accommodating the elderly.
3. Vehicular access to the site shall be limited to no more than one entrance on Nine Mile Road, three entrances on Masonic Home Lane, and one service entrance on Evergreen Road.

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
Supervisor, Real Estate Assessment
Mr. Edward A. Smith, III
✓ Conditional Zoning Index



MASONIC HOME OF VIRGINIA

Henrico County, Virginia

Approximately 95 acres

Situated on the south line of Nine Mile Road

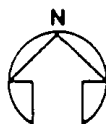


EXHIBIT A

212-A"