

A-1 To R-2AC
253.0 ac.

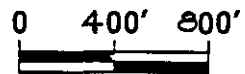
RE-ZONING
CASE LIMITS

RESID.

C-17C-87

COUNTY OF HENRICO PLANNING OFFICE

72 - B 1 - 1220
TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 14, 1987

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

Re: Conditional Rezoning Case C-17C-87

Investors Service Corporation
9201 Forest Hill Avenue
Richmond, Virginia 23235-0666

Gentlemen:

The Board of Supervisors at its meeting on April 8, accepted your proffered conditions and granted your request to conditionally rezone property from A-1 Agricultural to R-2A One Family Residence District (Conditional), described as follows:

Parcels 72-B1-20 and 12:

Beginning at a point on the western line of Gayton Road, said point being 2757' +-south of Broad Street Road; thence from said point of beginning along the western line of Gayton Road; S. 28° 30' 25" W., 168.10'; thence along a curve to the left having a radius of 1171.00' and a length of 485.00' to a point on the western line of Gayton; thence S. 13° 33' 50" W., 146.00'; thence N. 52° 50' 15" W., 23.93'; thence S. 20° 45' 20" E., 35.85'; thence S. 73° 24' 55" W., 1533.4'; thence S. 21° 28' 30" E., 1482' +- to the center of Peter's Branch; thence 1970' +- along the center of Peter's Branch; thence N. 57° 11' 56" W., 1960' +- from the center of Peter's Branch; thence N. 60° 51' 40" W., 107' +- to Old Channel of Tuckahoe Creek; thence along Old Channel of Tuckahoe Creek 3360' +-; thence S. 86° 57' 10" E., 2572' +- from Old Channel of Tuckahoe Creek; thence S. 74° 48' 10" E., 673.17'; thence S. 28° 26' 50" W., 200.47'; thence S. 74° 49' 15" E., 170.63'; thence S. 60° 01' 15" E., 253.62' to a point on the western line of Gayton Road being the point of beginning, containing 253 +- 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 building permit shall be requested for the construction of buildings on the Property (exclusive of a sales center from which the Property may be marketed) until plans for the construction of Causeway Drive over the Property are approved by the appropriate governmental bodies having jurisdiction with respect thereto, and a completion bond is posted with the Henrico County Department of Public Works guaranteeing the completion of at least two (2) lanes of such road within two (2) years of the posting of said bond, and guaranteeing the completion of the remaining two (2) lanes of such road within four (4) years of the posting of said bond.
2. No more than fifty (50) Certificates of Occupancy shall be issued prior to Causeway Drive being extended as a four (4) lane road to where access from each neighborhood subdivision's main entrance has a four-lane road to access, or Causeway Drive from its present location near Cottage Cove Drive is completed as a two-lane road to Gayton Road. In no event shall more than three hundred (300) Certificates of Occupancy be issued prior to the completion of Causeway Drive extension from its present location near Cottage Cove Drive to a point intersecting with Gayton Road.

3. Driveways serving individual residential lots shall not have direct access to Causeway Drive extended or Gayton Road.
4. A scenic easement for landscaping and natural areas will be provided as set forth below, except to the extent necessary for utility easements, signage, roads, access driveways for major project areas and other purposes required or permitted by the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof:

A twenty-five (25) foot buffer (scenic easement) in width parallel to and abutting the western right-of-way line of Gayton Road.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such easement areas, and if so removed, additional plantings shall be added. Where the placement of utility easements within a scenic easement area results in the inability of the owner to provide adequate screening within such scenic easement area, additional plantings shall be provided adjacent to such scenic easement area so as to provide comparable and appropriate screening for uses on the Property.


5. Beginning at the southernmost property line corner intersecting the western right-of-way line of Gayton Road, a one hundred (100) foot buffer (scenic easement) shall be maintained parallel to the southern property line for a distance of two hundred twenty (220) feet. If a utility easement results within this (scenic easement) area and existing trees are removed, additional plantings of six (6) foot cedar trees shall be provided adjacent to such (scenic easement) area for a distance of six hundred fourteen (614) linear feet so as to provide comparable and appropriate screening.
6. Homes in the R-2AC one family zoning district shall have a minimum of 1,800 square feet of finished floor area. The aggregate density in this R-2AC district shall not exceed 2.5 units per acre, excluding all land located within the 100-year flood plain. But in no event shall the maximum number of residential units constructed on the property exceed 500 dwelling units.
7. Application shall be made to rezone property located within the 100--year flood plain to C-1 Conservation District as determined by definitive engineering studies.
8. In the event ponds, lakes, or impoundments are proposed on the Master Plan submitted for conditional subdivision approval, a drainage study evaluating the impact of such ponds, lakes and/or impoundments on the drainage conditions upstream and downstream shall be submitted with such application for subdivision approval.
9. A Drainage Impact Study and a comprehensive drainage plan shall be submitted for review and approval by the County prior to the development of the Property. To the extent required to prevent downstream flooding (100-year design storm),

on-site storm water retention shall be provided so that the rate of runoff of water that would be produced by a fifty (50) year storm will not exceed the rate of runoff of water that would be produced by a ten (10) year storm had the Property not been so developed. On-site stormwater retention shall be provided (in the form of ponds or lakes) in accordance with the requirements of Henrico County. The soil and erosion guidelines shall be implemented and required devices installed prior to commencing any housing construction in order to preclude further sedimentation downstream during development.

10. The visible exterior portions of residence foundations shall be constructed of brick or stone.
11. All exterior portions of residence roofs shall be cedar shake, supra slate or slate. *see letter 9/12/96*
12. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the residential structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services, driveways and proper drainage.
13. Certificates of Occupancy shall be issued as follows in any one calendar year: 1987, 50; 1988, 75; 1989, 100; 1990, 100; 1991, 100; 1992, 75. To the extent the total number of Certificates of Occupancy are not issued for that year, those Certificates of Occupancy may be issued in the succeeding year.
14. No more than three hundred (300) Certificates of Occupancy shall be issued prior to Henrico County's approval of a Traffic Impact Study at Gayton Road and Broad Street.
15. If the lake and soccer field near the proposed entrance at Gayton Road, as shown on Clower Associates, Inc. Plan dated December 9, 1986, are not constructed, those areas shall remain as buffer or landscaped areas and no residences shall be constructed therein.

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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Gary L. Clower
Investors Service Corporation

HENRICO
VIRGINIA
INTER-OFFICE MEMORANDUM


TO: Planning Staff
FROM: Zoning Enforcement Supervisor
SUBJECT: Supra-Slate Substitute
DATE: September 12, 1996

A request was made of the Planning Office to consider fire free roofing as a substitute where Supra-Slate is proffered.

Since both products are of a cement and fiber compound, have similar warranties and a slate textured appearance, fire free is an acceptable substitute where Supra-Slate is proffered.


Bob Kinsey

CASE C-17C-87 ADD ANY OTHERS
STATING SUPRA-SLATE.


JOHN MERRITHEW
PRINCIPAL PLANNER