

COUNTY OF HENRICO PLANNING OFFICE

OFFICES

78-B2-23

C-43C-88

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 19, 1988

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

Re: Conditional Rezoning Case C-43C-88

Ross-Kreckman Development Corporation
4449 Cox Road, P. O. Box 31715
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on July 13, granted your request to conditionally rezone from R-5C General Residence to O-2C Office District (Conditional), property described as follows:

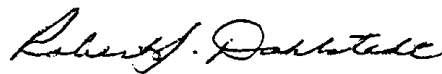
Parcel 78-B2-23:

Beginning at the north east corner of Gaskins Road and Three Chopt Road; thence N. $44^{\circ} 03'$ E., 309' along the E. line of Gaskins Road to a point; thence N. $31^{\circ} 45'$ E., 153' to a point; thence continuing on a curve to the right with a radius of 240', 280' to a point; thence S. $35^{\circ} 13'$ W., 237' to a point, corner with Ruxton Townhouses and Pemberton & Sixty Four; thence S. $29^{\circ} 54'$ W., 180' to a point; thence S. $31^{\circ} 08'$ W., 195' to a point; thence S. $37^{\circ} 38'$ W., 105' to a point; thence S. $23^{\circ} 11'$ E., 220' to a point on the north right-of-way of Three Chopt Road; thence continuing along the N. line of Three chopt Road on a curve to the right with a radius of 1869', 244' to a point; thence N. $25^{\circ} 29'$ W., 173' to the point of beginning, containing +- 2.6 acres.

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Tabernacle Investment Corporation
Mr. James W. Theobald



COUNTY OF HENRICO, VIRGINIA

C-43C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

SECOND
 AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

ROSS-KRECKMAN DEVELOPMENT CORPORATION

By:

James W. Theobald

June 8, 1988

Signature of Owner of Applicant* James W. Theobald, Its
Attorney-in-Fact

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 1988.

1. No funeral homes, undertaking establishments or child care centers shall be permitted on the Property.
2. The exposed portions of all exterior wall surfaces (front, rear and sides) of each building constructed on the Property shall be similar in architectural treatment and materials. No exposed portion of an exterior wall surface shall contain untreated or painted cinderblock.
3. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty-five (35) feet in height, exclusive of screening for mechanical equipment.
4. Landscaped or natural buffer areas, as indicated below, shall be maintained along the perimeter of the Property, except for entrance ways, utility easements or other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review or by any other governmental body:
 - (a) a minimum of twenty (20) feet in width of natural buffer area along the eastern boundary of the Property, while retaining as much of the existing natural buffer of trees and vegetation (which currently ranges from approximately five (5) feet at a point near Three Chopt Road up to forty (40) feet along a portion of the common boundary with Ruxton Townhouses) as reasonably possible.
 - (b) a minimum of fifteen (15) feet in width of natural or landscaped buffer area along the remaining boundary lines of the Property.

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To the extent that it is necessary to so locate utility easements within a landscaped or buffer area, such easements shall generally run perpendicular to such area when feasible, and such area shall be compensated to the extent interrupted by said easements to maintain the integrity of the perimeter, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review. Existing underbrush may, and fallen, diseased or dead plant growth shall, be removed from the buffer area, and if so removed, additional plantings shall be added.

5. Vehicular access to or from the Property shall be limited to one (1) access way onto Three Chopt Road, unless other access drives are required by any governmental body having jurisdiction with respect thereto.

6. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoebox" type) and shall be reduced to APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 1988 business conducted on the Property.

7. No heating or air-conditioning equipment shall be placed on the roof of any building unless properly screened from public view in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.

8. Refuse containers or refuse storage areas shall be located in a paved area and hidden from general public view, either from within or outside the premises by means of fences, walls and/or landscape planting. Refuse shall not be picked up before 8:00 a.m. or after 5:00 p.m., nor on weekends.

* line 4 reads as follows: "to no more than a security level following the close of business con--"