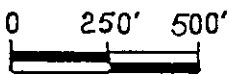


COUNTY OF HENRICO PLANNING OFFICE
 SINGLE FAMILY RESID. / TWNHSE.
 C-62C-89

PT. 74 - B2-3
 THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

August 15, 1989

Re: Conditional Rezoning Case C-62C-89

Windsor Woods Development Company
3002 Hungary Spring Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on August 9, granted your request to conditionally rezone from A-1 Agricultural to R-2C and R-3C One Family Residence Districts (Conditional), and RTHC Residential Townhouse District (Conditional), property described as follows:

Parts of Parcel 74-B2-3:

Parcel A - Rezoned to R-2C

Beginning at a point on the W. line of the Country Hills Lane, said point being 465.00' south of the S. line of Country Hills Way extended; thence N. $88^{\circ} 03' 09''$ E., 379.53' to a point; thence S. $35^{\circ} 05' 48''$ W., 585.90' to a point; thence S. $83^{\circ} 36' 11''$ W., 512.83' to a point; thence N. $36^{\circ} 54' 10''$ W., 489.19' to a point; thence N. $89^{\circ} 00' 00''$ E., 765.10' to a point; thence N. $01^{\circ} 56' 51''$ W., 119.14' to said point of beginning, containing 7.611 acres.

Parcel B - Rezoned to R-2C

Beginning at a point, said point being the northern most corner of Lot 27, Block B, of Cross Creek, Section 2; thence N. $02^{\circ} 18' 08''$ E., 293.54' to a point; thence along a non-tangent curve to the left, said curve having a radius of 400.00', a length of 342.38', a chord bearing of N. $54^{\circ} 40' 57''$ E., and a chord of 332.02' to a point; thence N. $30^{\circ} 09' 40''$ E., 98.85' to a point; thence along a curve to the right, said curve having a radius of 400.00', and a length of 310.43' to a point; thence along a curve to the left, said curve having a radius of 600.00', and a length of 227.11' to a point; thence S. $39^{\circ} 09' 48''$ E., 194.59' to a point; thence along a curve to the left, said curve having a radius of 400.00', and a length of 358.80' to a point; thence along a curve to the right, said curve having a radius of 600.00', and a length of 300.90' to a point; thence along a curve to the left, said curve having a radius of 600.00', and a length of 235.81' to a point; thence S. $01^{\circ} 06' 31''$ W., 1249.83' to a point; thence S. $71^{\circ} 22' 21''$ W., 592.51' to a point; thence N. $22^{\circ} 17' 27''$ W., 179.40' to a point; thence N. $05^{\circ} 33' 09''$ E., 791.42' to a point; thence N. $86^{\circ} 34' 34''$ W., 1150.29' along a line bordering property known as Cross Creek, Section 2, to said point of beginning, containing 36.347 acres.

Parcel C - Rezoned to R-3C

Beginning at a point said point being 293.54' N. 02° 18' 08" E., of the northernmost corner of Lot 27, Block B, of Cross Creek, Section 2; thence N. 02° 18' 08" E., 1,158.37' to a point; thence N. 24° 33' 18" E., 25.40' to a point; thence S. 55° 15' 12" E., 14.63' to a point; thence along a curve to the left, said curve having a radius of 450.00', and a length of 248.64' to a point; thence S. 86° 54' 40" E., 157.90' to a point; thence along a curve to the right said curve having a radius of 450.00', and a length of 379.69' to a point; thence N. 38° 34' 04" W., 262.11' to a point; thence along a non tangent curve to the left, said curve having a radius of 800.00', a length of 169.59', a Chord Bearing of S. 52° 21' 29" W., and a chord of 169.28' to a point; thence along a curve having a radius of 600.00', to a point; thence along a curve to the left, said curve having a radius of 400.00' and a length of 310.43', to a point; thence S. 30° 09' 40" W., 98.85' to a point; thence along a curve to the right, said curve having a radius of 400.00' and a length of 342.38' to said point of beginning, and containing 13.984 acres.

Parcel D - Rezoned to R-3C

Beginning at a point said point being the northernmost corner of Lot 27, Block B, of Cross Creek Section 2; thence N. 02° 18' 08" E., 1,451.91' to a point; thence N. 24° 33' 18" E., 25.40' to a point; said point being the true point of beginning; thence N. 24° 33' 18" E., 746.81' to a point; thence S. 74° 45' 26" E., 1,167.93' to a point; thence S. 24° 22' 19" W., 796.39' to a point; thence S. 62° 21' 06" W., 188.42' to a point; thence along a curve to the left, said curve having a radius of 800.00', and a length of 54.74' to a point; thence N. 38° 34' 04" W., 262.11' to a point; thence along a curve to the left, said curve having a radius of 450.00', and a length of 379.69' to a point; thence N. 86° 54' 40" W., 157.90' to a point; thence along a curve to the right, said curve having a radius of 450.00', and a length of 248.64' to a point; thence N. 55° 15' 12" W., 14.63' to said true point of beginning, containing 21.085 acres.

Parcel E - Rezoned to RTHC


Beginning at a point, said point being the northernmost corner of Lot 11, Block D, of Cross Creek Section 2; thence N. 71° 22' 21" E., 494.80' to a point; thence N. 01° 06' 31" E., 1,249.83' to a point; said point being the true point of beginning; thence along a non-tangent curve to the right said curve having a radius of 600.00', a length of 235.81', a Chord Bearing of N. 73° 05' 01" W., and a Chord of 234.30' to a point; thence along a curve to the left, said curve having a radius of 600.00', and a length of 300.90', to a point; thence along a curve to the right, said curve having a radius of 400.00' and a length of 358.80', to a point; thence N. 39° 09' 48" W., 194.59' to a point; thence along a non-tangent curve to the left, said curve having a radius of 600.00', and a length of 69.69', a Chord Bearing of N. 49° 36' 44" E., and a Chord of 69.65', to a point; thence along a curve to the right, said curve having a radius of 800.00', and a length of 224.34', to a point; thence N. 62° 21' 06" E., 188.42' to a point; thence N. 24° 22' 19" E., 468.75' to a point; thence S. 56° 42' 20" E., 538.75' to a point; thence S. 37° 52' 07" W., 132.00' to a point; thence S. 01° 06' 31" W., 727.65' to said true point of beginning, containing 14.752 acres.

The Board of Supervisors accepted the attached 9 proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

Windsor Woods Development Company
August 15, 1989
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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
✓ Comtek Engineering Services, Inc.



COUNTY OF HENRICO, VIRGINIA

C-62C-89

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

^{THIRD} AMENDED

FILE COPY

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:

WINDSOR WOODS DEVELOPMENT CO. INC.

[Signature]
Signature of Owner or Applicant*

August 8, 1989

Date

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

MILLSTONE

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References herein relate to the parcels and roads on a plat by Comtek Engineering Services, Inc. dated June 1, 1989 and revised July 10, 1989, and filed with these amended proffers.

1. R-2 District: All dwellings in the R-2 single family detached zoning district shall have a minimum of 2,400 square feet of finished floor area.
2. R-3 District (13.984 Acres): All dwellings in this R-3 single family detached zoning district shall have a minimum of 2,000 square feet of finished floor area.
3. R-3 District (21.085 Acres): All dwellings in this R-3 single family detached zoning district shall have a minimum of 1,850 square feet of finished floor area.
4. RTH District: All dwellings in the RTH district shall have a minimum of 1,500 square feet of finished floor area. The aggregate density in such RTH district shall not exceed 4.5 units per acre. No structure shall be less than two stories in height and any three story structure shall not be constructed within 200 feet of Roads XX and ZZ.
5. Foundations and Chimneys: All dwellings shall have the visible portions of any foundation and chimney constructed of brick or stone.
6. Tree Clearing: To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.

ACCEPTED BY THE BOARD OF SUPERVISORS AUGUST 11, 1989
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PLANNING OFFICE

7. Planting Strip: A 25 foot planting strip shall be provided to any lot which abuts the right-of-way lines of roads XX, YY, and ZZ. This area shall be in addition to the lot area required in the respective zoning classification. This area shall contain landscaping and natural open areas, except to the extent required for utility and drainage easements, paths, tracks and sidewalks. No building structure or fencing shall be constructed in the planting strip. Any dwelling setback requirement shall be computed exclusive of this area. Pedestrian access ways shall be provided, within major project areas at the time of Plan of Development or subdivision approval by the Planning Commission.

In the RTH District, a planting strip of up to 25 feet shall be provided in addition to the 25 feet provided along the roadways mentioned herein, As required by the Planning Commission at the time of Plan of Development Review.

8. Driveways: No driveways shall have access to roads XX, YY, or ZZ other than for access drives for major project areas.

9. Parcel "A" being 7.611 acres: Any lot which fronts on Country Hills Lane (extended) shall have a minimum of 115' in width at the building line and contain a minimum area of 25,000 sq. ft. The building line shall be setback at least 70 feet from the right-of-way line on each lot. Any such lot shall become a future section of Cross Creek and dwellings shall contain a finished floor area at least 2500 sq. ft. with a two-car attached garage or 2800 sq. ft. exclusive of a garage.

ACCEPTED BY THE
BOARD OF SUPERVISORS
AUGUST 9, 1989

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