

R-3, M-1 To O-3C
64.70 ac.

COUNTY OF HENRICO PLANNING OFFICE

OFFICES
C-86C-89

PT. 93-B2-19 & 94-A2-1
THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 14, 1989

Re: Conditional Rezoning Case C-86C-89

Reynolds Metals Company
P. O. Box 27003
Richmond, Virginia 23261

Gentlemen:

The Board of Supervisors at its meeting on November 8, granted your request to conditionally rezone property from M-1 Light Industrial and R-3 One Family Residence to O-3C Office District (Conditional), described as follows:

Part of Parcels 93-B2-19 and 94-A2-1:

Parcel A:

Beginning at a point 101.25' west of the E. line of Charles Street and thence S. 83° 18' 00" W., 1849.71' to a point; thence N. 14° 02' 30" E., 517.36' to a point in Glenside Drive; thence along Glenside Drive, Interstate 64 and West Broad Street the following courses and distances: N. 51° 11' 00" E., 948.45' to a point; thence S. 38° 51' 10" E., 27' to a point; thence N. 55° 44' 20" E., 100.26' to a point; thence N. 55° 21' 30" E., 401.01' to a point; thence N. 70° 14' 30" E., 675.11' to a point; thence N. 88° 58' 30" E., 274.89' to a point; thence S. 81° 12' 20" E., 599.85' to a point; thence S. 67° 31' 40" E., 419.14' to a point; thence S. 35° 55' 50" E., 425.83' to a point; thence S. 24° 13' 00" E., 221.11' to a point; thence S. 19° 47' 40" E., 78.75' to a point on West Broad Street; thence leaving West Broad Street S. 89° 49' 50" W., 1013.84' to a point; thence in a northwardly direction 399.38' to a point; thence in a westerly direction 373' to a point; thence in a southerly direction 263.47' to a point; thence in a westwardly direction 327.89' to a point; thence in a southerly direction 637.48' to the point of beginning, containing 63.23 acres.

Parcel B:

Beginning at a point on the E. line of the terminus of Charles Street; thence N. 83° 16' 08" E., 665.55' to a point; thence S. 12° 06' 30" W., 332.29' to a point; thence S. 62° 16' 20" W., 25.63' to a point; thence in a northerly direction 125.50' to a point; thence N. 40° 46' 50" W., 167.80' to a point; thence S. 83° 16' 08" W., 445.35' to a point in the E. line of Charles Street along a curve to the right having a radius of 550', 60.81' to the point of beginning, containing 1.37 acres.

The Board of Supervisors accepted the following eight (8) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):


1. Site Coverage Ratio. No more than sixty-three percent (63%) of the property shall be covered by buildings, driveways and parking areas. For purposes hereof, Site Coverage Ratio shall be determined by dividing the gross land area of the Property into the portion of the Property covered by building ground floor area and paved areas for vehicular movement, loading and parking.
2. Buffer Area. A landscaped buffer area of a minimum of fifty (50) feet in width shall be maintained where practicable along the boundary between the Property and the Crestview and Fort Hill subdivisions and Crestview School, except for utility easements, roads, signage, driveways or other purposes as reasonably required and as approved by the County of Henrico as a part of a Plan of Development approval or other permitting process. Where the boundary of the Property is within fifty (50) feet of existing streets within the Property, the buffer area shall be reduced to the width of the area between such existing streets and the boundary. Utility easements extended through buffer areas shall be extended generally perpendicular thereto, and where practical areas disturbed for utility installation shall be restored. Existing vegetation and underbrush may, and all diseased or dead plant growth shall, be removed from such buffer areas and, if so removed, additional plantings shall be added. When any portion of the Property adjoining these buffer areas is no longer zoned in any residential zoning classification, the buffer requirement adjacent to the Property so rezoned shall terminate. Roads and driveways may encroach into buffer areas only to the extent needed, in the opinion of the county Traffic engineer, to improve traffic safety and flow.
3. Limitation on Vehicular Access. There shall be no vehicular access between the Property and Harvard Road, Cornell Avenue, Duquesne Avenue and Charles Street.
4. General Landscaping.
 - (a) A landscaped area of a minimum of twenty-five (25) feet in width shall be established and maintained (except for necessary entrance drives, signs and utility easements and except where the boundary of the Property is within twenty-five (25) feet of existing streets within the Property) along all internal streets constructed on the Property.
 - (b) The landscaped areas described in paragraph (a) above shall be planted with such trees, shrubs, grass or other appropriate vegetation as will be shown on a landscape plan pursuant to requirements for a Plan of Development for the Property.
5. Parking Lot Lighting. Parking lot lighting shall not exceed twenty (20) feet in height within two hundred (200) feet of any boundary of the Property nor twenty-five (25) feet in height within the remainder of the Property. Parking lot lighting shall be provided by concealed sources of light and shall be reduced to no more than a security level following the close of business operations on the Property. All lighting for such parking lots shall be situated so as to minimize the impact on adjacent residential properties and shall be of such type and at such locations as required or approved by the Planning Commission at the time of the approval of Plans of Development for the Property. For the purposes of this proffer existing exterior lighting on the Property shall be considered non-conforming, and subject

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- to regulations involving non-conforming uses.
6. Height Restriction. No building in excess of five (5) stories in height shall be constructed on the parcel of Property between the existing four (4) lane road and Crestview Subdivision and Fort Hill Subdivision.
 7. Limitation on Floor Area. The aggregate floor area of all buildings other than parking structures to be constructed on the Property shall not exceed 1,300,000 square feet.
 8. Master Plan. Before Plan of Development approval is obtained for any part of the Property, a Master Plan for the development of the entire Property shall be submitted to the County Planning Office.

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
John W. Bates, III, Esquire