



COUNTY OF HENRICO PLANNING OFFICE

SATELLITE PARKING LOT/EXISTING NURSING HOME **93-BI-46**

THREE CHOPT DISTRICT

C-19C-91



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
July 16, 1991

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

Re: Conditional Rezoning Case C-19C-91

Mr. J. Stephen Lindsey, Executive Director
HCA Health Services of Virginia
d/b/a Henrico Doctors Hospital
1602 Skipwith Road
Richmond, Virginia 23229

Dear Mr. Lindsey:

The Board of Supervisors at its meeting on July 10, granted your request to conditionally rezone from A-1 Agricultural and R-3 One Family Residence Districts to O-3C Office District (Conditional) and R-6C General Residence District (Conditional), Parcel 93-B1-46, described as follows:

Parcel A - O-3C

Beginning at a point located on the northern line of Forest Avenue at a point 204.69' in an easterly direction from a point marking the intersection of the northern line of Forest Avenue and the eastern line of Westhill Road extended; thence N. 2° 26' 28" E., 664.14' to a point; thence N. 2° 56' 53" E., 9.22' to a point; thence S. 87° 56' 17" E., 185.99' to a point; thence S. 02° 26' 50" W., 662.29' to a point on the N. line of Forest Avenue; thence running in a westerly direction along the N. line of Forest Avenue along a curve to the right having a radius of 2821.07', 88.50' to a point; thence S. 89° 05' 02" W., 97.91' to the point of beginning, containing 2.854 acres.

Parcel B - R-6C

Beginning at a point located at the southwest line of the property where Parcels A and B meet at Forest Avenue; thence N. 2° 26' 50" E., 662.29' to a point; thence S. 87° 56' 17" E., 473.76' to a point; thence S. 2° 26' 14" W., 584.99' to a point; thence S. 80° 20' 02" W., 138.71' to a stone found; thence running in a westerly direction along the N. line of Forest Avenue along a curve to the right having a radius of 2821.07', 342.32' to the point of beginning, containing 6.844 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):

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O-3C Zoning:

Conditions applicable to use as Parking Lot:

1. Landscaped Buffer - Forest Avenue. A landscaped buffer will be provided twenty-five (25) feet in width adjacent to the right-of-way lines of Forest Avenue, except to the extent necessary for utility easements, sidewalks, signage, and access driveways and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental body. Any utilities or access driveways in the landscaped buffer shall be generally perpendicular to Forest Avenue. No storm water retention facilities shall be permitted in the landscaped buffer unless required by the Planning Commission at the time of Plan of Development review.

2. Natural and Landscaped Buffer and Fence - Single Family Residential Property Adjacent to Western Property Line.

A natural and landscaped buffer will be provided fifteen (15) feet in width along the western property line of the property. In such buffer, a natural buffer will be provided ten (10) feet in width adjacent to the western property line and a landscaped buffer will be provided five (5) feet in width adjacent to the natural buffer. The natural buffer shall remain in its natural state, supplemented with plantings as required by the Planning Commission at the time of Plan of Development review.

A seven-foot tall salt treated opaque wood fence shall be placed along the western property line adjacent to Lots 1, 2, and 3, Block E, Section A of Berkeley Park Subdivision, at which point the fence shall turn through and to the eastern edge of the ten (10) ten foot natural buffer and then shall run along the eastern edge of the ten (10) foot natural buffer to the northern property line of the property.

As part of the Plan of Development and prior to land disturbing activities taking place on the property, steps shall be taken as determined appropriate by the Planning Commission, to designate and protect from encroachment the area to remain as a natural buffer.

3. Natural and Landscaped Buffer Adjacent to Eastern Property Line.

A natural and landscaped buffer will be provided ten (10) feet in width adjacent to the eastern property line of the property. The buffer shall remain in its natural state, supplemented with plantings as required by the Planning

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Commission at the time of Plan of Development review.

4. Parking Lot Lighting. All parking lot lighting standards shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property and be "absolute cut-off" type (light source being substantively concealed from view by the design of the luminaire).

All parking lot lighting standards shall not exceed twenty (20) feet in height from ground level.

Parking lot lighting shall be reduced to a minimum level necessary for security purposes following the close of business conducted on the property.

Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the western boundary line of the property.

5. Access. The property shall not use the eight (8) foot alley easement along the western property line as access to the property and there shall be no connector to Tallwood Road.
6. Sidewalk. A sidewalk shall be constructed along Forest Avenue in accordance with County of Henrico Department of Public Works' standards.
7. Drainage. All drainage and stormwater controls on the property shall be designed to direct stormwater surface flow away from the western property line to the greatest extent practical from an engineering standpoint as reviewed by the County of Henrico's Department of Public Works and as determined by the Planning Commission at the time of Plan of Development review.
8. Parking Lot Structures. No parking deck shall be constructed on the property.
9. Employee Use Only. For so long as the property is used solely for parking lot purposes, parking shall be limited exclusively to employees of Henrico Doctors' Hospital.
10. Hours. No vehicle shall be permitted to enter the property for parking purposes before 6:00 a.m. or after 7:00 p.m. No shuttle provided by Henrico Doctors' Hospital shall serve the property before 6 a.m. or after 7 p.m.

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11. Security. (a) Security shall be provided on the premises of the parking area between the hours of 6 a.m. and 7 p.m. (b) Security shall be provided for the parking area on at least an hourly basis between the hours of 7:00 p.m. and 10:00 p.m. (c) The parking area shall be closed to access by an obstruction between the hours of 10:00 p.m. and 6:00 a.m.

The parking area shall be posted for use by Henrico Doctors' Hospital employees only and prohibiting any other use as trespassing.

12. Permit Regulation. Parking shall be by permit only, issued by Henrico Doctors' Hospital to its employees, and subject to the following conditions:

- (a) No employee shall park on the premises before 6 a.m. or after 7 p.m.
(b) No employee shall use Westhill Road.

13. Use Restriction. The only use permitted on the property shall be parking as permitted and regulated in the O-3 zoning classification.

R-6C Zoning

1. Permitted Use.

The property shall only be used for a nursing home, convalescent home or home for the aged.

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,



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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Ralph L. Axselle, Jr., Esquire
Industrial Development Authority of the
City of Hopewell