

33-A-68,76 PT. 69,70 43-A-56 PT. 1,2

MULTI-FAMILY RESIDENTIAL & OFFICES

FAIRFIELD DISTRICT

C-21C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 14, 1996

Re: Conditional Rezoning Case C-21C-96

Mr. Roy B. Amason
8116 River Road
Richmond, Virginia 23229

Dear Mr. Amason:

The Board of Supervisors at its meeting on May 8, 1996, granted your request to conditionally rezone property from B-2 Business District and O-3 Office District to R-5C General Residence District (Conditional), R-5AC General Residence District (Conditional), R-6C General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and O-2C Office District (Conditional), Parcels 33-A-68, and 76, 43-A-56, 44-A-1 and 2, and Part of Parcels 33-A-69 and 70, described as follows:

PARCEL 1

Beginning at a point on the western boundary of Virginia Center Parkway (a private road), said point also being the point of intersection of the eastern boundary of the right of way line of Interstate 95 and the western boundary of Virginia Center Parkway (a private road).

Thence along the western boundary of Virginia Center Parkway (a private road) with a circular curve to the right having a delta angle of $97^{\circ} 32' 42''$, a radius of 785.76 feet, and an arc length of 1337.74 feet to a point; thence continuing with the western boundary of Virginia Center Parkway along a curve to the left having a delta angle of $04^{\circ} 18' 50''$, a radius of 585.56 feet, and an arc length of 44.09 feet to a point on said line. Thence leaving the western boundary of Virginia Center Parkway in a westerly direction along the southern boundary of Virginia Village Drive (a private road) with nine (9) courses and distances:

1. Along a circular curve to the left having a delta angle $80^{\circ} 39' 09''$, a radius of 25.00 feet, and an arc length of 35.19 feet to a point;
2. Thence along a circular curve to the right having a delta angle of $14^{\circ} 30' 53''$, a radius of 525.95 feet, and an arc length of 134.24 feet to a point;
3. Thence along a circular curve to the left having a delta angle of $45^{\circ} 20' 21''$, a radius of 240.00 feet, and an arc length of 189.92 feet to a point;
4. Thence along a circular curve to the right having a delta angle of $25^{\circ} 49' 19''$, a radius of 320.00 feet, and an arc length of 144.22 feet to a point;
5. Thence N $78^{\circ} 15' 45''$ W., 77.58 feet to a point;
6. Thence along a circular curve to the left having a delta angle of $34^{\circ} 55' 00''$, a radius of 85.44 feet, and an arc length of 52.07 feet to a point;
7. Thence S $66^{\circ} 49' 15''$ W.,

44.00 feet to a point; 8. Thence along a circular curve to the right having a delta angle of $90^{\circ} 00' 00''$, a radius of 1123.00 feet, and an arc length of 193.21 feet to a point; 9. Thence S. $66^{\circ} 49' 15''$ W., 15.11 feet to a point on the eastern boundary of the right of way line of Interstate No. 95; Thence with the eastern boundary of the right of way line of Interstate No. 95 with three (3) courses and distances: (1) along a circular curve to the right having a delta angle of $12^{\circ} 04' 22''$, a radius of 3669.72 feet, and an arc length of 773.25 feet to a point; (2) Thence along a circular curve to the right having a delta angle of $00^{\circ} 45' 45''$, a radius of 4982.85 feet, and an arc length of 66.30 feet to a point; (3) Thence N. $88^{\circ} 15' 51''$ E. 226.03 feet to a point, said point being the intersection of the eastern boundary of the right of way line of Interstate No. 95 and the western boundary of Virginia Center Parkway (a private road), said point also being the Point and Place of Beginning for Parcel 1 and containing 15.74 acres more or less.

PARCEL 2

Beginning at a point on the western boundary of Virginia Center Parkway (a private road), said point being 1381.83 feet from the intersection of the western boundary of Virginia Center Parkway (a private road) and the eastern boundary of the right of way line of Interstate No. 95.

Thence continuing with the western boundary of Virginia Center Parkway (a private road) along a circular curve to the left having a delta angle of $14^{\circ} 10' 26''$, a radius of 585.56 feet, and an arc length of 144.86 feet to a point. Thence leaving the western boundary of Virginia Center Parkway in a westerly direction with four (4) courses and distances: (1) S. $50^{\circ} 45' 10''$ W., 193.37 feet to a point; (2) Thence N. $50^{\circ} 28' 50''$ W., 193.21 feet to a point; (3) Thence S. $87^{\circ} 47' 35''$ W., 137.41 feet to a point; (4) Thence N. $03^{\circ} 35' 45''$ W., 209.40 feet to a point on the southern boundary of Virginia Village Drive (a private road).

Thence with the southern boundary of Virginia Village Drive (a private road) in an easterly direction with four (4) courses and distances: (1) along a circular curve to the left having a delta angle of $23^{\circ} 45' 45''$, a radius of 320.00 feet, and an arc length of 132.71 feet to a point; (2) Thence along a circular curve to the right having a delta angle of $45^{\circ} 20' 21''$, a radius of 240.00 feet, and an arc length of 189.92 feet to a point; (3) Thence along a circular curve to the left having a delta angle of $14^{\circ} 30' 53''$, a radius of 525.95 feet, and an arc length of 133.24 feet to a point; (4) Thence along a circular curve to the right having a delta angle of $80^{\circ} 39' 09''$, a radius of 25.00 feet, and an arc length of 35.19 feet to a point on the western boundary of Virginia Center Parkway (a private road), said point also being the Point and Place of Beginning for Parcel 2 and containing 2.34 acres.

PARCEL 3

Beginning at a point on the eastern boundary of Virginia Center Parkway (a private road), said being 1240.15 feet from the intersection of the eastern boundary of Virginia Center Parkway (a private road) and the eastern boundary of the right of way line of Interstate No. 95.

Thence leaving the eastern boundary of Virginia Center Parkway (a private road) in an easterly direction with five (5) courses and distances: (1) N. $72^{\circ} 42' 40''$ E., 310.07 feet to a point; (2) Thence S. $17^{\circ} 17' 20''$ E., 406.19 feet to a point; (3) Thence S. $57^{\circ} 40' 57''$ E., 98.67 feet to a point; (4) Thence S. $74^{\circ} 55' 08''$ W., 499.80 feet to a point; (5) Thence along a circular curve to the right having a delta angle of $33^{\circ} 33' 46''$, a radius of 329.81 feet, and an arc length of 193.20 feet to a point on the eastern boundary of Virginia Center Parkway (a private road). Thence with the eastern boundary of Virginia Center Parkway in a northerly direction along a circular curve to the left having a delta angle of $19^{\circ} 34' 29''$, a radius of 865.76 feet, and an arc length of 295.78 feet to a point, said, point also being the Point and Place of Beginning for Parcel 3 and containing 4.28 acres more or less.

PARCEL 4

Beginning at a point on the eastern boundary of Virginia Center Parkway (a private road), said being 1240.15 feet from the intersection of the eastern boundary of Virginia Center Parkway (a private road) and the eastern boundary of the right of way line of Interstate No. 95.

Thence with the eastern boundary of Virginia Center Parkway (a private road) in a southerly direction along a circular curve to the right having a delta angle of $19^{\circ} 34' 29''$, a radius of 865.76 feet, and an arc length of 295.78 feet to a point. Thence leaving the eastern boundary of Virginia Center Parkway (a private road) in an easterly direction with nine (9) courses and distances:

1. Along a circular curve to the left having a delta angle of $33^{\circ} 33' 46''$, a radius of 329.81 feet, and an arc length of 193.20 feet to a point;
2. Thence N. $74^{\circ} 55' 08''$ E., 499.80 feet to a point;
3. Thence S. $57^{\circ} 40' 57''$ E., 87.66 feet to a point;
4. Thence S. $81^{\circ} 36' 51''$ E., 59.75 feet to a point;
5. Thence N. $56^{\circ} 24' 40''$ E., 117.68 feet to a point;
6. Thence S. $33^{\circ} 35' 20''$ E., 326.77 feet to a point;
7. Thence S. $40^{\circ} 23' 40''$ E., 380.20 feet to a point;
8. Thence S. $01^{\circ} 44' 40''$ E., 277.62 feet to a point;
9. Thence S. $19^{\circ} 47' 21''$ W., 278.48 feet to a point on the western boundary of Virginia Center Parkway (a private road).

Thence with the western boundary of Virginia Center Parkway in a northerly direction with three (3) courses and distances: (1) along a circular curve to the right having a delta angle of $30^{\circ} 42' 25''$, a radius of 525.00 feet, and an arc length of 281.37 feet to a point; (2) Thence along a circular curve to the right having a delta angle of $10^{\circ} 41' 09''$, a radius of 1601.05 feet, and an arc length of 298.60 feet to a point; (3) Thence N. $48^{\circ} 53' 50''$ W., 657.23 feet to a point.

Thence leaving the western boundary of Virginia Center Parkway (a private road) in a northerly direction with two (2) courses and distances: (1) N. $50^{\circ} 28' 50''$ W., 417.35 feet to a point; (2) Thence N. $50^{\circ} 45' 10''$ E., 193.37 feet to a point on the western boundary of Virginia Center Parkway (a private road). Thence with the western boundary of Virginia Center Parkway in a northerly direction with two (2) courses and distances: (1) along a circular curve to the right having a delta angle of $14^{\circ} 10' 26''$, a radius of 585.56 feet, and an arc length of 144.86 feet to a point;

(2) Thence along circular curve to the left having a delta angle $15^{\circ} 03' 04''$, a radius of 785.76 feet, and an arc length of 206.41 feet to a point on said line. Thence leaving the western boundary of Virginia Center Parkway in an easterly direction N. $72^{\circ} 42' 40''$ E., 82.20 feet to a point on the eastern boundary of Virginia Center Parkway (a private road), said point also being the Point and Place of Beginning for Parcel 4 and containing 19.50 acres.

PARCEL 5

Beginning at a point on the eastern boundary of Virginia Center Parkway (a private road), said point being approximately 4677 feet east of the intersection of the eastern boundary of the right of way line of Interstate No. 95 and the eastern boundary of Virginia Center Parkway (a private road). Thence leaving the eastern boundary of Virginia Center Parkway in an easterly direction with three (3) courses and distances: (1) N. $27^{\circ} 01' 30''$ E., 337.80 feet to a point; (2) Thence N. $30^{\circ} 52' 10''$ E., 195.00 feet to a point; (3) Thence S. $43^{\circ} 17' 35''$ E., approximately 96 feet to a point on the limits of the 100 Year Flood Plain.

Thence in a southeasterly direction approximately 1063 feet along the Limits of the 100 Year Floodplain as it meanders to a point on the eastern boundary of Virginia Center Parkway (a private road). Thence with said eastern boundary of Virginia Center Parkway in a northerly direction along a circular curve to the left having a delta angle of $65^{\circ} 36' 54''$, a radius of 525.00 feet, and an arc length of 601.23 feet more or less to a point on said boundary, said point also being the Point and Place of Beginning for Parcel 5 and containing 8.2 acres more or less.

PARCEL 6

Beginning at a point on the eastern boundary of Virginia Center Parkway (a private road), said point being approximately 5675 feet east of the intersection of the eastern boundary of the right of way line of Interstate No. 95 and the eastern boundary of Virginia Center Parkway (a private road). Thence leaving the eastern boundary of Virginia Center Parkway in an easterly direction approximately 1758 feet along the limits of the 100 Year Floodplain as it meanders to a point on the eastern boundary of the right of way line of Interstate No. 95.

Thence with said eastern boundary of the right of way line of Interstate No. 95 in a northerly direction with two (2) courses and distances: (1) along a circular curve to the right having a delta angle of $01^{\circ} 43' 38''$, a radius of 11345.16 feet, and an arc length of approximately 342 feet to a point; (2) Thence along a circular curve to the right having a delta angle of $09^{\circ} 04' 30''$, a radius of 3518.39 feet, and an arc length of 557.57 feet to a point on the eastern boundary of the right of way line of Interstate No. 95; Thence leaving the eastern right of way line of Interstate No. 95 in a northeasterly direction; N. $12^{\circ} 10' 10''$ E., approximately 319.6 feet to a point, said point also being the Point and Place of Beginning for Parcel 6 and containing 10.5 acres more or less.

PARCEL 7

Beginning at a point on the eastern boundary of Virginia Center Parkway (a private road), said point being approximately 3227 feet east of the intersection of the

eastern boundary of the right of way line of Interstate No. 95 and the eastern boundary of Virginia Center Parkway (a private road). Thence continuing with the eastern boundary of Virginia Center Parkway (a private road) in an southeasterly direction with five (5) courses and distances: (1) Along a circular curve to the left having a delta angle of $06^{\circ} 35' 18''$, a radius of 475.00 feet, and an arc length of 54.62 feet to a point; (2) Thence N. $80^{\circ} 54' 00''$ E., 120.95 feet to a point; (3) Thence along a circular curve to the right having a delta angle of $99^{\circ} 23' 17''$, a radius of 525.00 feet, and an arc length of 910.69 feet to a point; (4) Thence along a circular curve to the left having a delta angle of $39^{\circ} 23' 18''$, a radius of 475.00 feet, and an arc length of 326.54 feet to a point; (5) Thence S. $12^{\circ} 10' 10''$ W., 62.24 feet to a point on the western boundary of Virginia Center Parkway (a private road).

Thence continuing with the western boundary of Virginia Center Parkway (a private road) in an northwesterly direction with four (4) courses and distances: (1) Along a circular curve to the right having a delta angle of $43^{\circ} 38' 30''$, a radius of 525.00 feet, and an arc length of 399.89 feet to a point; (2) Thence along a circular curve to the left having a delta angle of $99^{\circ} 23' 17''$, a radius of 475.00 feet, and an arc length of 823.96 feet to a point; (3) Thence S. $80^{\circ} 54' 00''$ W., 120.95 feet to a point; (4) Thence along a circular curve to the right having a delta angle of $08^{\circ} 48' 33''$, a radius of 525.00 feet, and an arc length of 80.72 feet to a point on the western boundary of Virginia Center Parkway (a private road). Thence leaving said western boundary in a northeasterly direction; N. $19^{\circ} 47' 21''$ E., 53.62 feet to a point on the eastern boundary of Virginia Center Parkway (a private road), said point being the Point and Place of Beginning for Parcel 7 and containing 1.63 acres more or less.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The various parcels shall have densities as follows:

Parcel 1: The maximum multifamily apartments shall be 288 units. They shall be constructed substantially as shown on attached Exhibit 1 (see case file).

Parcel 2: The maximum office buildings shall be three (3). These buildings shall be at least 50% brick siding.

Parcel 3: The maximum RTH units shall be 32. These units shall be for sale units. They shall be constructed substantially as shown on attached Exhibit 3 (see case file).

Parcel 4: The maximum zero lot line units shall be 95 units. These units shall be for sale units. They shall be constructed substantially as shown on attached Exhibit 4 (see case file).

Parcel 5: This shall be a maximum of 150 assisted care units as per 24-35(b) of the zoning ordinance. An architectural rendering of the building or buildings, that is acceptable to the Planning Commission, shall be submitted at time of P.O.D. approval.

Mr. Roy B. Amason
May 14, 1996

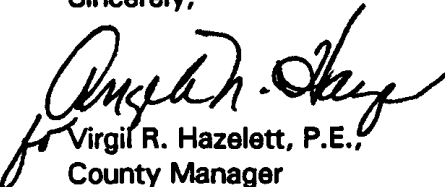
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Parcel 6: This shall be a maximum of 100 condo or RTH units. These shall be for sale units. They shall be constructed substantially as shown on attached Exhibit 6 (see case file).

2. There shall be an association formed by Roy B. Amason, which shall maintain the spine road, gatehouse, provide a guard, maintain all landscaped areas, street signs, entrance monuments and pedestrian/golf cart sidewalk. This association shall maintain the existing main spine road and the 50 foot right of way with a 36 foot wide roadway to be built with a 4 foot wide concrete sidewalk/ golf cart path. This 36 foot wide spine road shall be built to County quality standards on property of the aforesaid association.
3. There shall be an architectural board consisting of Roy B. Amason and a representative of Virginia Center, Inc. to ensure consistency through out the parcels concerning quality, entrance monuments, signage and site lighting, and to ensure that sidings shall be a variety of textures that will allow high quality and low maintenance. These shall include brick, dryvit type material and vinyl.
4. All private roads shall be asphalt.
5. The project shall be developed and built substantially as shown on the Master Plan attached as Exhibit 5 (see case file).

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Virginia Center, Inc.