

JEWISH COMMUNITY CENTER
2
10.299 Ac.
A-1

KESWICK GARDENS APARTMENTS
15.01 Ac.
R-6

6B
2.769 Ac.
B-2
6A
3.104 Ac.
C-61C-98WD

NORTH WILLOW LAWN
WILLOW LAWN SHOPPING CENTER
13
16.917 Ac.
B-2

5100 MONUMENT AVENUE CONDOMINIUMS
R-5

MONUMENT CORPORATE CENTER
R-3

CITY OF RICHMOND

MEDICAL OFFICE

C-31C-00



115-8-A-1,4,23 & 24

THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 16, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-31C-00

Mr. Terry W. Coffey
Med Atlantic, Inc.
5206 Markel Rd., Ste. 300
Richmond, VA 23230

Dear Mr. Coffey:

The Board of Supervisors at its meeting on May 9, 2000, granted your request to conditionally rezone property from O-1 Office District and R-3 One Family Residence District to O-1C Office District (Conditional), Parcels 115-8-A-1, 4, 23, and 24, described as follows:

Beginning at a point at the northeastern intersection of Monument Avenue and Byrd Street, such point being the True Point of Beginning; thence along the eastern right-of-way line of Byrd Street N 36°53'45" E 260.00' to a point at the southeastern intersection of Byrd and Grace Streets; thence along a curve to the right having a radius of 15.00' for a length of 23.56' to a point; thence along the southern right-of-way line of Grace Street S 53°06'15" E 265.00' to a point; thence leaving the right-of-way line of Grace Street S 36°53'45" W 290.00' to a point on the northern right-of-way line of Monument Avenue; thence N 53°06'15" W 265.00' to a point; thence along a curve to the right having a radius of 15.00' for a length of 23.56' to the True Point of Beginning.

The Board of Supervisors accepted the following proffered conditions, dated May 9, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restriction. Tax Parcel numbers 115-8-A-4 and 115-8-A-23 may only be used for parking, landscaping and walls and no building or addition to any building will be constructed on these lots.
2. Access. Vehicular access to and from the Property shall be restricted to Monument Avenue and Byrd Street.
3. Curb Drop Inlets. Curb drop inlets shall be located at the corner of Byrd and West Grace Streets and on West Grace Street at the eastern end of the Property curb to collect storm water drainage.

4. Drainage. Before submission of a Plan of Development, Owner's civil engineer shall meet with a representative of the Department of Public Works to agree upon the steps necessary to properly channel stormwater drainage from Owner's property. Owner will also cause its civil engineer to work with the representative of the Department of Public Works to assess and improve the drainage along the south side of Grace Street.
5. Landscaped Buffers. A natural and/or landscaped buffer area shall be maintained as follows:
 - a. fifteen (15) feet in length along the southern and western property lines; and
 - b. thirty (30) feet in length along the northern propertyexcept to the extent necessary or allowed for vehicular site distance requirements, utility easements, grading, storm water facilities and such other purposes as may be requested and specifically permitted, or if required, at the time of Plan of Development. All healthy mature trees within said buffer area shall be saved and, in order to provide an effectual screen, Owner shall supplement the existing planting and the buffer area shall be landscaped as required at the time of Plan of Development.
6. Building Height. No building constructed on the Property shall exceed the lesser of one (1) story or twenty-five (25) feet in height exclusive of any architectural design feature.
7. Side Yard Screening. A landscaped screening wall shall be provided parallel to the eastern property line, turning west at or near the setback line of the building along Grace Street and connecting to the proposed building, and turning west at or near the setback line along Monument Avenue, stopping approximately forty (40) feet west of the wall's corner except for the vehicular access drive. The exact location, height and materials of such wall shall be reviewed with the adjoining property owners and be determined at the time of Plan of Development.
8. HVAC. Roof-top heating and air conditioning equipment shall be screened from public view at ground level at the property lines by means of parapets or other architectural features in a manner approved at the time of Plan of Development.
9. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials.
10. Lighting. Parking lot lighting standards shall not exceed fifteen (15) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (such as shoebox type) and the lighting filament and bulb shall not extend below the frame of the light fixture. Lighting shall not exceed one-half (1/2) foot candle at the property lines.


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May 16, 2000

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11. Trash Receptacles. Central trash receptacles shall be screened from public view at ground level in a manner approved at the time of Plan of Development.
12. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday.
13. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

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
Mr. Jay M. Weinberg, Esquire