

BUFFER / PARKING

**C-48C-00**



Pt. of 48-A-23B  
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

August 15, 2000

Re: Conditional Rezoning Case C-48C-00

RAS, LLC.  
P. O. Box 28861  
Raleigh, N.C. 27611

Gentlemen:

The Board of Supervisors at its meeting on August 8, 2000, granted your request to conditionally rezone property from O-2C Office District (Conditional) to B-3C Business District (Conditional), Part of Parcel 48-A-23B, described as follows:

Beginning at a point on the western boundary of the right of way line of Springfield Road, said point being approximately 861.78 feet northeast of the intersection of the northern boundary of the right of way line of W. Broad Street Road and the western boundary of the right of way of Springfield Road. Thence leaving the western boundary of the right of way line of Springfield Road in a westerly direction with three (3) courses and distances: (1) N 76°31'53" W 28.31 feet to a point; (2) Thence N 76°31'53" W 150.00 feet to a point; (3) Thence S 89°34'43" W 175.82 feet to a point, said point being the Actual Point and Place of Beginning for the 0.146 acres. Thence continuing in a westerly direction with four (4) courses and distances: (1) S 89°34'43" W 35.44 feet to a point; (2) Thence N 63°34'52" W 382.00 feet to a point; (3) Thence N 26°25'08" E 16.00 feet to a point; (4) Thence S 63°34'52" E 413.62 feet to a point, said point being the Point and Place of Beginning and containing 0.146 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 20, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


1. The property shall only be used for parking, travelways and for a landscaped buffer, except to the extent necessary for utility easements. No further use allowed in the B-3 zoning district will be permitted on the property.
2. Eight (8') foot high wooded screening fence shall be extended northward along Costco's western property line and 100 feet eastward along southern line of R.A.S., LLC Property.

RAS, LLC.  
August 15, 2000

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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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Broad Street Investments  
Jordan Consulting Engineers