

Monument Hills

Belle Air

Westhaven

Westwood Proper

Monument Avenue Terrace

Westwood Terrace

ARLEDGE ST

FITZHUGH AVE

LEE AVE

Westwood

Westwood Home Sites

MONUMENT AVE

O-3 & R-3
to O-3C
1.762 Ac.

R-3

R-3

O-3

R-3

Westview Manor

W FRANKLIN ST

BREMO RD

S CRESTWOOD AVE

JEFFREY RD

WEST CLUB LN

Pine Ridge Subdivision

DUSTIN DR

O-3

Westview

MONUMENT PLACE

HAMPSTEAD AVE

R-5

R-5C

O-3

Westhampton Place Condos

O-3C

O-3C

City of Richmond

PATTERSON AVE

R-3

Westview

Southern Plaza

CHASE ST

O-2

OLD RICHMOND AVE

O-1



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 18, 2006

Bon Secours – St. Mary's Hospital of Richmond, Inc.
c/o Mr. Peter Gallagher
MOB South, Ste. 102
5801 Bremono Road
Richmond, VA 23226

Re: Conditional Rezoning Case C-6C-06

Dear Mr. Gallagher:

The Board of Supervisors at its meeting on April 11, 2006, granted your request to conditionally rezone from O-3 Office District and R-3 One Family Residence District to O-3C Office District (Conditional) on Parcels 768-738-2447, 768-738-1142, 768-738-0646 and part of Parcel 768-738-1260 described as follows:

A certain parcel of land to be rezoned located on the southern side of Monument Avenue and the western side of Maple Avenue in the Three Chopt Magisterial District of Henrico County and the Commonwealth of Virginia, bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Monument Avenue said point being twenty-four and eighty-nine hundredths feet (24.89') from the intersection of the said right-of-way line with the westerly right-of-way line of Maple Avenue; thence southeasterly along a curve to the right having a radius of twenty and no hundredths feet (20.00') and an arc length of thirty-five and seventy-three hundredths feet (35.73') to a point; thence S 48°36'26" W, a distance of two hundred sixty-six and twenty-five hundredths feet (266.25') to a point; thence southwesterly along a curve to the right having a radius of twenty and no hundredths feet (20.00') an arc length of twenty-seven and eleven hundredths feet (27.11') to a point; thence N 53°47'47" W, a distance of fifty and eighty-nine hundredths feet (50.89') to a point; thence N 53°51'15" W, a distance of one hundred sixty-one and ten hundredths feet (161.10') to a point; thence N 36°08'45" E, a distance of one hundred fifty and no hundredths feet (150.00') to a point; thence N 53°51'15" W, a distance of nine and ninety-two hundredths feet (9.92') to a point; thence N 32°19'55" E, a distance of thirty-nine and eight hundredths feet (39.08') to a point; thence S 53°45'36" E, a distance of twenty-eight and ninety-six hundredths feet (28.96') to a point; thence N 36°25'21" E, a distance of one hundred eleven and six hundredths feet (111.06') to a point; thence S 53°51'15" E, a distance of seven and thirty-five hundredths feet (7.35') to a point; thence S 53°50'07" E, a distance of two hundred

forty-five and fourteen hundredths feet (245.14') to the point beginning. The above described rezone area of land contains 1.762 acres or 76,751 S.F., more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 11, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Condition Precedent:** Provided that the Board of Zoning Appeals grants approval to further permit parking pursuant to Sec. 24-96(a) of the Henrico County Code, the following proffered conditions shall apply. If such approval is not granted, such proffers shall be of no force and effect and the Owner shall promptly apply to rezone the existing R-3 portion of the Property back to R-3.
2. **Use/Hours of Operation.** The only use of the Property shall be for a surface parking lot for valet parking and employee use. No buildings or structures (other than signage and/or an entrance feature or fencing) shall be permitted. Such lot shall only be used between the hours of 7:00 a.m. and 7:00 p.m.; at all other times the lot shall be gated.
3. **Conceptual Master Plan.** The parking lot on the Property shall be developed in general conformance with the exhibit entitled "Illustrative Landscape Plan, St. Mary's Hospital Maple Avenue Parking Lot" (see case file), prepared by Higgins & Gerstenmaier, dated February 1, 2006, attached hereto and filed herewith.
4. **Buffers.**
 - a. A landscaped and/or natural buffer area shall be provided and maintained a minimum of fifteen (15) feet in width adjacent to Monument Avenue. Within such buffer area, evergreens (which may include a hedge) shall be provided as may be necessary to mitigate the visual impact of the parking area from Monument Avenue, as determined at the time of Landscape Plan review.
 - b. A landscaped and/or natural buffer area shall be provided and maintained a minimum of fifteen (15) feet in width adjacent to Maple Avenue. Within such buffer area, evergreens (which may include a hedge) shall be provided as may be necessary to shield headlights from Maple Avenue, as determined at the time of Landscape Plan review.
 - c. A landscaped and/or natural buffer area shall be provided and maintained a minimum of fifteen (15) feet in width adjacent to West Franklin Street. The existing mature cedar trees along West Franklin Street shall be preserved, and evergreens (which may include a hedge) shall be provided

as may be necessary to mitigate the visual impact of the parking area from West Franklin Street, as determined at the time of Landscape Plan review.

- d. A landscaped and/or natural buffer area a minimum of fifteen (15) feet in width shall be provided and maintained along the western property line. Within such buffer area, evergreens (which may include a hedge) shall be provided as may be necessary to mitigate the visual impact of the parking area from the western property line, as determined at the time of Landscape Plan review.

Entrance drives and features, sidewalks, utility easements, signage and fences/walls adjacent to any roads shall be permitted within the aforesaid buffers. Notwithstanding the foregoing, said buffers shall in all events meet or exceed the standards of the plantings required by "Transitional Buffer 25". Within all buffers, trees with a six (6) inch caliper or greater shall be retained.

5. **Access.** Vehicular access to the Property shall be limited to or from Maple Avenue only. No access shall be permitted from West Franklin Street or Monument Avenue.
6. **Parking Lot Lighting.** Parking lot lighting standards within the Property shall not exceed twelve (12) feet in height as measured from the grade of the lighting standard. Parking lot lighting shall be produced from concealed light sources and shall be directed to minimize glare on public roads and adjacent properties. Light intensity from the Property shall measure no more than one-half footcandle at all property lines. Lighting levels will be reduced to a security level after hours of operation to the extent they are not already at such levels.
7. **Trash Removal; Parking Lot Cleaning; Deliveries; Leaf Blowing/Lawn Maintenance.** Trash pickup, parking lot cleaning (excluding snow removal) and leaf blowing/lawn maintenance shall be limited to the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
8. **Severance.** Except as provided in Proffered Condition 1 hereof, 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.
9. **Entrance Landscaping.** Landscape plant material shall be provided at the entrance to the Property on Maple Avenue and shall be complementary to the landscape plant material located at the entrance across Maple Avenue. Two (2) entrance columns faced with stone shall be located at the Maple Avenue entrance. Such columns shall be substantially similar to those at the entrance to

the medical office building across Maple Avenue.

10. **Speed Humps.** The Owner shall install "speed humps" on Maple Avenue and Bremono Road, if approved, and for so long as permitted, by the County. Subject to the foregoing, the exact number and location of any speed humps shall be approved by the Department of Public Works.
11. **No Further Hospital Development to West.** The western boundary of the Property shall be the westernmost extent of the Bon Secours - St. Mary's Hospital campus.
12. **Hours of Construction.** The hours of construction, including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. There shall be no construction on Saturdays or Sundays. Signs, in both English and Spanish, stating the above-referenced hours of construction shall be posted and maintained at the construction entrance prior to any land disturbance activities on the Property.

The Planning Department 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

pc: James W. Theobald
Director, Real Estate Assessment
Conditional Zoning Index

MASTER PLAN-



SCALE: 1" = 30'



NARRATIVE:

-THE IMAGE AT ABOVE RIGHT REPRESENT THE TYPES OF EVERGREEN TREES THAT ARE PROPOSED TO SCREEN THE EXISTING SURROUNDING HOMES FROM THE PROPOSED PARKING LOT.

-THE RED CEDARS CURRENTLY ARE GROWING ON THE PARKING LOT PROPERTY AND ARE WELL ADAPTED TO THE EXISTING SOIL CONDITIONS.

-ADDITIONAL HARDWOODS HAVE BEEN SPECIFIED TO CREATE A MIX OF EVERGREEN AND DECIDUOUS PLANTINGS. ORNAMENTAL TREES ALSO HAVE BEEN ADDED FOR SEASONAL COLOR.

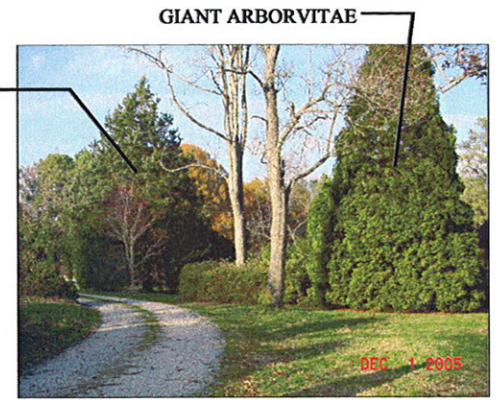
-ALL OF THESE PLANTINGS FALL WITHIN PROPOSED PARKING SETBACK AREAS AND ARE OUT OF ANY UTILITY EASEMENTS.

-PLANTINGS ALONG MAPLE AVENUE SHALL REFLECT PLANTING THAT WERE RECENTLY INSTALLED ACROSS THE STREET.

-EXISTING VEGETATION ALONG MONUMENT AVENUE SHALL BE SUPPLEMENTED WITH EVERGREEN AND DECIDUOUS PLANTINGS TO MATCH WHAT WAS INSTALLED IN FRONT OF THE NEW M.O.B.

-A FINAL LANDSCAPE PLAN WILL BE SUBMITTED TO THE COUNTY FOR FINAL APPROVAL THAT SHOWS ALL SPECIES TYPES, SPACING, AND SIZES.

RED CEDAR

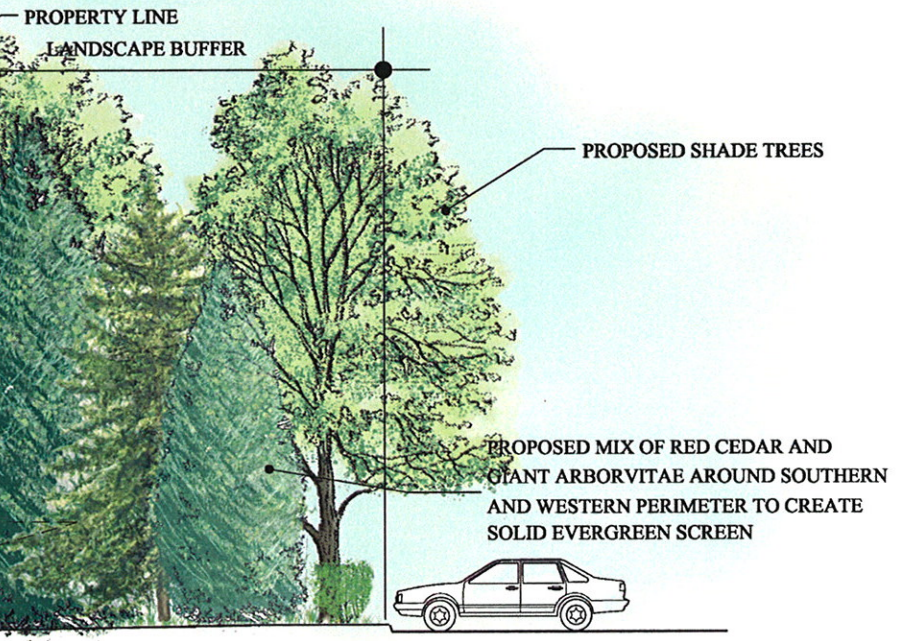
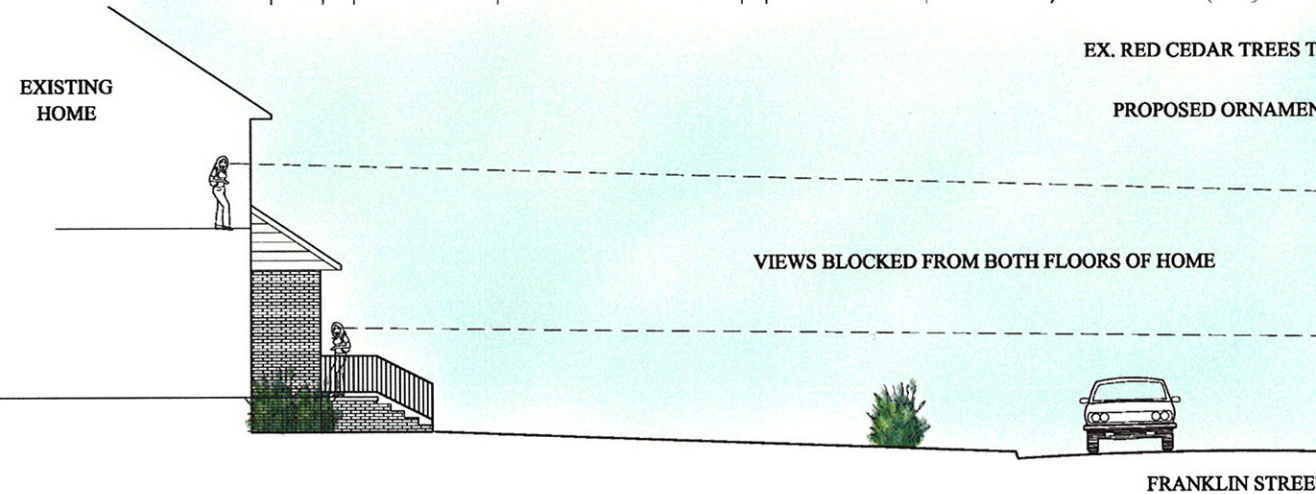


EXAMPLE OF GIANT ARBORVITAE AND VIRGINIA RED CEDAR

EXISTING RED CEDAR ALONG FRANKLIN STREET



EXISTING STAND OF RED CEDAR TREES ALONG FRANKLIN STREET



SIGHT LINE SECTION FOR FRANKLIN STREET HOMES