



PROP. A-1 & R-4 TO R-6
88.86 Acres

PARHAM

J. SARGENT
REYNOLDS
COMM. COLLEGE

PROP

R-5

STONEWALL
MANOR

C-55C-78



98-A2-39 & 40
104-B1-2
BROOKLAND DISTRICT
RWC



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 30, 1979

Re: Zoning Case C-55C-78

United Plans Limited Partnership
5511 Staples Mill Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on May 23, accepted your final substitute proffers and rezoned the subject property to R-6 General Residence (Conditional) and R-3 One Family Residence District in accord with your amended request. The proffers affecting the land conditionally rezoned to R-6 are as follows:

1. Applicant, or its successors, shall dedicate to the County of Henrico the area necessary to extend Middleton Road and Shewalt Drive as a connector thereto, from a point at the intersection of Shewalt Drive and Middleton Road Extended on Applicant's northern property line to a point on Parham Road opposite the west end of Sanctuary Drive (Middleton Road Extended) at such time as the property adjacent to such roads is developed.
2. The Property shall only be used for single-family residential, business and professional office buildings, banks and savings and loan associations, and conditional uses allowed pursuant to Article 6B.21 of the Ordinance. All other uses allowed in R-6 districts shall be prohibited unless these proffers are amended pursuant to the Henrico County Zoning Ordinance.
3. No building having more than three stories or exceeding 40 feet in height shall be constructed on the Property except after review of the Planning Commission and approval of the Board of Supervisors of Henrico County pursuant to the zoning ordinances.
4. Setbacks and buffers shall be provided as follows:
 - A. The Single Family line for the purposes hereof shall be the following:

Beginning on the N. line of Parham Road at its intersection with North Run Creek; thence extending northwardly along North Run Creek as it meanders to the northern line of Coleman; thence eastwardly along the line of the Coleman property N. $86^{\circ} 44' 20''$ E., to a point 644.23' along such line from Hungary Road; thence S. $43^{\circ} 37' 30''$ E., 231.00' to a point; thence N. $86^{\circ} 44' 20''$ E., to the west line of Middleton Road Extended.

- B. No building exceeding 25 feet in height shall be constructed closer than 45 feet to the Single Family Line.
 - C. An Area 30 feet wide located upon the Property and adjoining the Single Family Line shall be reserved as a undisturbed buffer and at the time of construction of the improvements on the land adjacent to the Single Family Line, a planted vegetated evergreen screen, initially not less than 5 feet in height, shall be planted at the edge of the buffer strip in order to obstruct the view of the intended use, except that the buffer along North Run Creek shall be 30 feet in width or the width of the flood plain whichever is greater.
5. Exterior lighting on the Property shall be restricted to 15 feet in height and shall be designed to be non-glaring in nature with respect to the adjacent properties.
 6. Unless an adequate noise abatement screen is provided, no exterior mechanical equipment which produces noise shall be permitted on the roof of any building adjacent to the Single Family Line or between the Single Family Line and any building adjacent to the Single Family Line.
 7. Applicant reserves the right to request amendments and changes to these Proffers as provided in the Zoning Ordinances of Henrico County.
 8. These Proffers shall be binding upon Applicant and its successors in title.
 9. No restriction or condition contained herein shall be deemed to affect in any way the area of land to be rezoned in this case to R-3 (Parcel II).

Part of Parcel 98-A2-39 and all of 98-A2-40, and Part of 104-B1-2, Part of Lot 33, Lot 34 and 10' reserved strip, Section E, Block 200, Garden City Subdivision.

Parcel I - R-6 General Residence District (Conditional)

Beginning on the N. line of Parham Road at its intersection with the eastern 100 year flood plain line of North Run Creek; thence extending northwardly along the eastern 100 year flood plain line of North Run Creek as it meanders \pm 570' to the northern line of Coleman; thence eastwardly along the northern line of Coleman N. $86^{\circ} 44' 20''$ E., to a point 644.23' along such line from Hungary Road; thence S. $43^{\circ} 37' 30''$ E., 231.00' to a point; thence N. $86^{\circ} 44' 20''$ E., to the center line of proposed Middleton Road (extended from a point at the intersection of Shewalt Drive and Middleton Road to a point on the N. line of Parham Road opposite the western end of Sanctuary Drive, herein called Middleton Road Extended); thence southeastwardly along the center line of Middleton Road Extended to the north line of Parham Road; thence westwardly along the northern line of Parham Road to the point of beginning.

Parcel II - R-3 One Family Residence District

Beginning on the northern line of Parham Road at its intersection with the center line of Middleton Road Extended; thence northwestwardly along the center line of Middleton Road Extended to a point 75.34' south of the southern line of Coleman; thence N. $86^{\circ} 44' 20''$ E., along a zoning line in common with case #C-54-78 to a corner point; thence approximately N. $46^{\circ} 35'$ E., approximately 117.00' to a point on the southern line of Coleman 140' perpendicular to the southside of Hungary Road; thence parallel to the south line of Hungary Road and 140' distant there from S. $43^{\circ} 25'$ E., approximately 1,405' to a point in common with a line of Garden City Subdivision; thence S. $72^{\circ} 34' 40''$ W. to the western line of a 10 foot reserved strip; thence along the western line of the 10 foot reserved strip S. $14^{\circ} 23' 10''$ E., 202.94' to a point on the northern line of Parham Road; thence westwardly along the northern line of Parham Road to the point of beginning.

United Plans Limited Partnership

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May 30, 1979

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to file a copy of the proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Henry R. Pollard, IV
✓ Conditional Zoning Index