

M-1

A-1

250 BROAD

HAGEN DRIVE

POINCEX TRACE ROAD

B-3

A-1 TO R-5c  
16.08 AC.

SHORT PUMP ROAD

ROAD

B-3

A-1

SHORT PUMP  
ELEM. SCHOOL

ATHLETIC  
FIELD

TENNIS  
COURTS

A-1

THREE CHOPT RD.

PROP I-288  
WEST ALTERNATE  
LINE

APPROX.  
LOCATION OF  
PROP. I-288

C-72C-80

COUNTY OF HENRICO PLANNING OFFICE  
72-B2-16, 18, 19, 24, 28  
TUCKAHOE DISTRICT  
J.A.S.



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COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

April 9, 1981

Re: Conditional Zoning Case C-72C-80

The Downtown Short Pump Group  
9002 Splitwood Circle  
Richmond, Virginia 23229

Messrs. R. C. and L. H. Haithcock  
Short Pump, Virginia 23233

Gentlemen:

At its April 8, 1981 meeting, the Board of Supervisors accepted your substitute and additional proffered conditions and conditionally rezoned the below described property from A-1 Agricultural to R-5 General Residence District in accordance with your amended request and the Planning Commission's recommendation.

The property, consisting of two tracts, being tax parcels 72-B2-16, 18, 19, 24 and 28 is described as follows:

Tract A: Parcels 72-B2-18, 24, and 28:

Beginning at a point on the S. line of Broad Street Road (Route 250), a distance of 472.11' west of Pump Road; thence S. 90° 59' 22" E., a distance of 414.44' to a property corner on the N. line of Three Chopt Road (Unimproved); thence N. 73° 11' 12" W., a distance of 170.38' to a point on said N. line; thence N. 59° 37' 00" W., a distance of 393.54' to a point on said line; thence N. 62° 22' 55" W., a distance of 243.96' to a property corner on said line; thence N. 20° 38' 40" E., a distance of 200.48' to a property corner on the S. line of Broad Street Road; thence S. 76° 15' 55" E., a distance of 593.16' to the point of beginning.

Tract B: Parcels 72-B2-16, 19:

Beginning at a point on the W. line of Pump Road 346.21' south of Three Chopt Road; thence S. 30° 24' 51" W., a distance of 720.17' along the W. line of Pump Road to a property corner; thence N. 58° 44' 25" W., a distance of 553.98' to a property corner; thence S. 30° 56' 20" W., a distance of 115.16' to a property corner; thence N. 60° 37' 30" W., a distance of 209.05' to a property corner; thence N. 30° 45' 00" E., a distance of 1,037.00' to a property corner on the S. line of Three Chopt Road (unimproved); thence S. 59° 37' 00" E., a distance of 412.27' to a point on said line; thence S. 73° 11' 12" E., a distance of 197.80' to a point on said line; thence N. 89° 05' 00" E., a distance of 11.21' to a property corner on said line; thence S. 30° 24' 51" W., a distance of 258.64' to a property corner; thence S. 59° 35' 09" E., a distance of 143.82' to the point of beginning.

The following proffered conditions were accepted by the Board of Supervisors and

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The Downtown Short Pump Group  
Page 2  
April 9, 1981

further regulate the above described property in addition to all applicable provisions of Chapter 22 of the Code of Henrico (Zoning Ordinance):

1. No multi-family residential structures designed and intended for rental occupancy shall be erected on the property.
2. Use of the property shall be limited to attached housing designed and constructed for owner occupancy as a condominium development for elderly persons (60 years and over).
3. Residential structures shall be predominately of single-story design with convenience and barrier-free features to accommodate elderly occupants. Up to 15 percent of the total number of residences may be two stories in height. No residential structure shall be greater than two stories in height.
4. No more than 200 residential dwelling units shall be constructed on the property.
5. Firewalls between each dwelling unit shall be of masonry construction and all exterior walls shall consist of brick facing.

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

Sincerely,

  
Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. James C. Park  
✓ Conditional Zoning Index