

R-2

M-1

R-3

R-4

PARCEL 'E'  
22.5 Ac.  
C-1 TO R-2

PARCEL 'G'  
12.6 Ac.  
C-1 TO RTH

PARCEL 'D'  
9.7 Ac.  
C-1 TO RTH

PARCEL 'C'  
7.6 Ac.  
C-1 TO RTH

PARCEL 'H'  
11.6 Ac.  
C-1 TO RTH

PARCEL 'B'  
21.8 Ac.  
C-1 TO R-5

PARCEL 'A'  
12.7 Ac.  
C-1 & R-3 TO R-5

PARCEL 'F'  
6.2 Ac.  
C-1 & R-3 TO R-5

R-2A

C-1

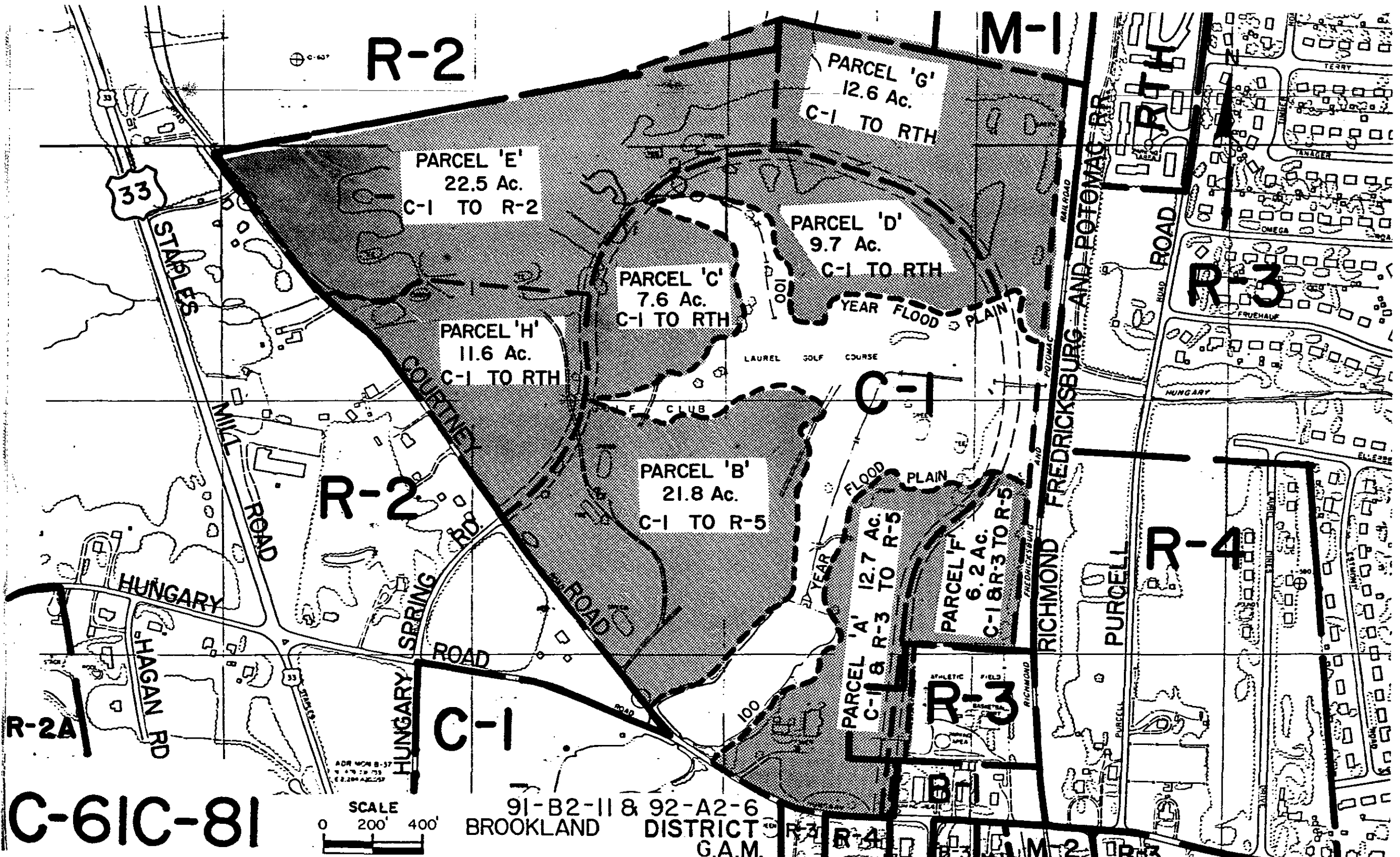
R-3

C-61C-81



91-B2-11 & 92-A2-6  
BROOKLAND DISTRICT  
G.A.M.

ADR 4048-37  
11-17-79 73  
62.204 AC 23





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

December 15, 1981

Re: Conditional Rezoning Case C-61C-81

Laurel Lakes Associates  
c/o Mr. Marcus M. Weinstein  
2717 Willard Road  
Richmond, Virginia 23229

Dear Mr. Weinstein:

At its December 9 meeting, the Board of Supervisors accepted your proffered conditions and rezoned your below described property from C-1 Conservation and R-3 One Family Residence to R-2 One Family Residence, R-5 General Residence and RTH Residential Townhouse Districts in accordance with your request and the recommendations of the Planning Commission.

Your rezoned property identified as part of tax parcel 91-B2-11 described as follows:

Property conditionally rezoned to R-2 One Family Residence District

Beginning at a point on the N. line of Courtney Road approximately 1754.33' northwest of its intersection with the center line of Hungary Spring Road extended; thence N.  $82^{\circ} 44' 20''$  E., a distance of 1502' to a point; thence N.  $72^{\circ} 30' 34''$  E., a distance of 696.05' to a point; thence S.  $03^{\circ} 30' 00''$  W., a distance of 345' +- to a point in the center line of a proposed road; thence along the center line of the proposed road a distance of 980' +- to a point; thence N.  $84^{\circ} 15' 00''$  W., a distance of 678' +- to a point; thence along the center line of a creek a distance of 420' +- to the point of intersection of the center line of the creek and the north line of Courtney Road; thence along the arc of a curve to the northwest having a radius of 861.58', a distance of 167.7' +- to a point; thence N.  $36^{\circ} 53' 20''$  W., a distance of 441.30' to the point and place of beginning, containing +- 22.5 acres.

Property conditionally rezoned to R-5 General Residence District

Beginning at the point of intersection of the N. line of Courtney Road (also known as Old Route 33) and the eastern line of the 100 year flood plain located within the Property, thence in a northerly and easterly direction along the eastern boundary of the 100 year flood plain, a distance of 2250 +- to a point; thence S.  $6^{\circ} 22' 50''$  W., a distance of 660' +- to a point; thence N.  $87^{\circ} 43' 30''$  W., a distance of 354.66' to a point; thence S.  $05^{\circ} 36' 30''$  W., a distance of 468.10' to a point; thence N.  $87^{\circ} 45' 30''$  W., a distance of 37.20' to a point; thence S.  $06^{\circ} 29' 30''$  W., a distance of 210.60' to a point; thence N.  $87^{\circ} 45' 30''$  W., a distance of 190.10' to a point; thence along the arc of a curve to the west having a radius of 805.00', a distance of 449.17' to a point; thence N.  $55^{\circ} 47' 20''$  W., a distance of 150' +- to the point and place of beginning, containing +- 18.9 acres.

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Property conditionally rezoned to R-5 General Residence District

Beginning at the point of intersection of the N. line of Courtney Road (also known as Old Route 33) and the continuation of the center line of Hungary Spring Road, thence northwardly along the center line of a proposed road a distance of 580 feet +- to the intersection of the southern boundary of the 100 year flood plain within the Property and the center line of the proposed road; thence along the southern and western boundaries of the 100 year flood plain, a distance of 2,630' +- to the intersection of the W. line of the 100 year flood plain and Courtney Road; thence N. 38° 20' 10" W., a distance of 710' +- to a point; thence along the arc of a curve to the north having a radius of 1379.01', a distance of 99.88' to a point; thence N. 34° 10' 20" W., a distance of 110' +- to the point and place of beginning, containing +- 21.8 acres.

Property conditionally rezoned to RTH Residential Townhouse District:

Beginning at the point of intersection of the N. line of Courtney Road (also known as Old Route 33) and the continuation of the center line of Hungary Spring Road, along the center line of a proposed road through the property, a distance of 580' +- to the intersection of the northern boundary of the 100 year flood plain within the Property and the proposed road, which is the Point of Beginning; thence in an easterly, northerly and westerly direction along the boundary of the 100 year flood plain, a distance of 1450' +- to its intersection with the proposed road; thence along the center line of the proposed road, a distance of 420' to a point; thence N. 84° 15' 00" W., a distance of 678' +- to a point; thence along the center line of a creek, a distance of 420' +- to the point of intersection of the center line of the creek and the N. line of Courtney Road; thence along the arc of a curve to the south having a radius of 861.58', a distance of 28' +- to a point; thence S. 49° 54' 20" E., a distance of 164.43' to a point; thence along the arc of a curve to the south having a radius of 738.75', a distance of 202.86' to a point; thence S. 34° 10' 20" E., a distance of 750' +- to the point and place of beginning, containing +- 19.2 acres.

Beginning at a point on the N. line of Courtney Road, approximately 1754.33' +- northwest of its intersection with the center line of Hungary Spring Road extended, thence N. 82° 44' 20" E., a distance of 1502' to a point; thence N. 72° 30' 34" E., a distance of 696.05' to the Point of Beginning; thence S. 79° 31' 40" E., a distance of 1152.35' to a point; thence S. 06° 22' 50" W., a distance of 880' +- to a point on the northern boundary of the 100 year flood plain within the Property; thence 2200' +- along the northern boundary of the 100 year flood plain to the point of intersection of the northern boundary of the flood plain and the center line of the proposed road; thence 560' +- along the center line of the proposed road to a point; thence N. 03° 30' 00" E., a distance of 345' +- to the point and place of beginning, containing +- 22.3 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable provisions of Chapter 22 (Zoning Ordinance) of the Code of Henrico:

1. No portion of the Property shall be used for multi-family rental apartment units.
2. That portion of the Property zoned R-5 - General Residence District, shall be limited in use to single family homes, offices, condominiums, recreation and athletic

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c/o Mr. Marcus M. Weinstein  
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facilities, club house and such uses as are incidental or accessory thereto.

3. That portion of the Property located within the 100 year flood plain as finally determined by definitive engineering studies undertaken in connection with Plan of Development review shall remain zoned C-1 - Conservation, and no more intensive use shall be made thereof.

4. Lighting in parking areas shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent residential areas and be of such type as is required by the Planning Commission at the time of Plan of Development approval.

5. Supplemental landscaping shall be provided as required by the Planning Commission at the time of Plan of Development approval.

6. The Owner shall not request nor accept more than 100 Certificates of Occupancy per year, on a cumulative basis, for residential units developed on the Property, commencing with the date the Property is rezoned by the Board of Supervisors of Henrico County, Virginia.

7. (a) As it relates to the physical development and physical operation of the Property, the Owner will cooperate with the County of Henrico regarding traffic patterns and road locations, alignments, and construction.

(b) Owner shall prepare and submit to the County of Henrico a conceptual plan showing generally the proposed uses and square footage within each phase of the development and a traffic impact study for such phase.

(c) No plan of development will be approved until such time as the Owner and the County agree to the improvements in the roads and intersections which are necessitated by the traffic impact study and also when and by whom such improvements shall be made. No Certificate of Occupancy shall be requested until the improvements which the Owner has agreed to make have been completed, unless the Owner's failure to perform is for reasons beyond the control of the Owner.

(d) In the event the County and the Owner do not agree on the improvements necessitated by the traffic impact study or when any such improvements shall be made, the disagreement and decisions shall be submitted to non-binding advisory arbitration by a traffic engineering firm acceptable to both the Owner and the County. The costs of such arbitration shall be paid by the Owner.

(e) If a relocation of the proposed development phase or additional development within the phase occurs, a reassessment or reevaluation of the effect of such development on the affected section of the intersection or roads shall be made.

(f) Any and all development by the Owner may continue until the traffic volume generated by the Owner exceeds the traffic volume previously approved. At that point, an additional phase of development and traffic impact study shall be provided.

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8. The elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

9. The average density of the Property shall not exceed twelve (12) units per acre.

10. The approximately 3.7 acres of land now shown on a plat entitled "Revised Zoning Plat of Laurel Lakes, Brookland District, Henrico County, Virginia: made by Foster & Miller, P.C., Certified Surveyors, Richmond, Virginia, dated July 25, 1980 attached hereto as Exhibit A, shall not be used for multi-family residential development.

11. The western most 50 feet of Parcel H shall be maintained as a buffer strip with natural vegetation and/or berms as shall be required by the Planning Commission at the time of Plan of Development approval.

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.

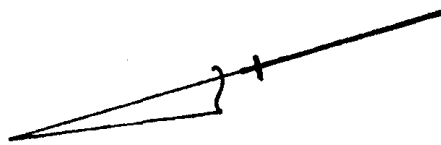
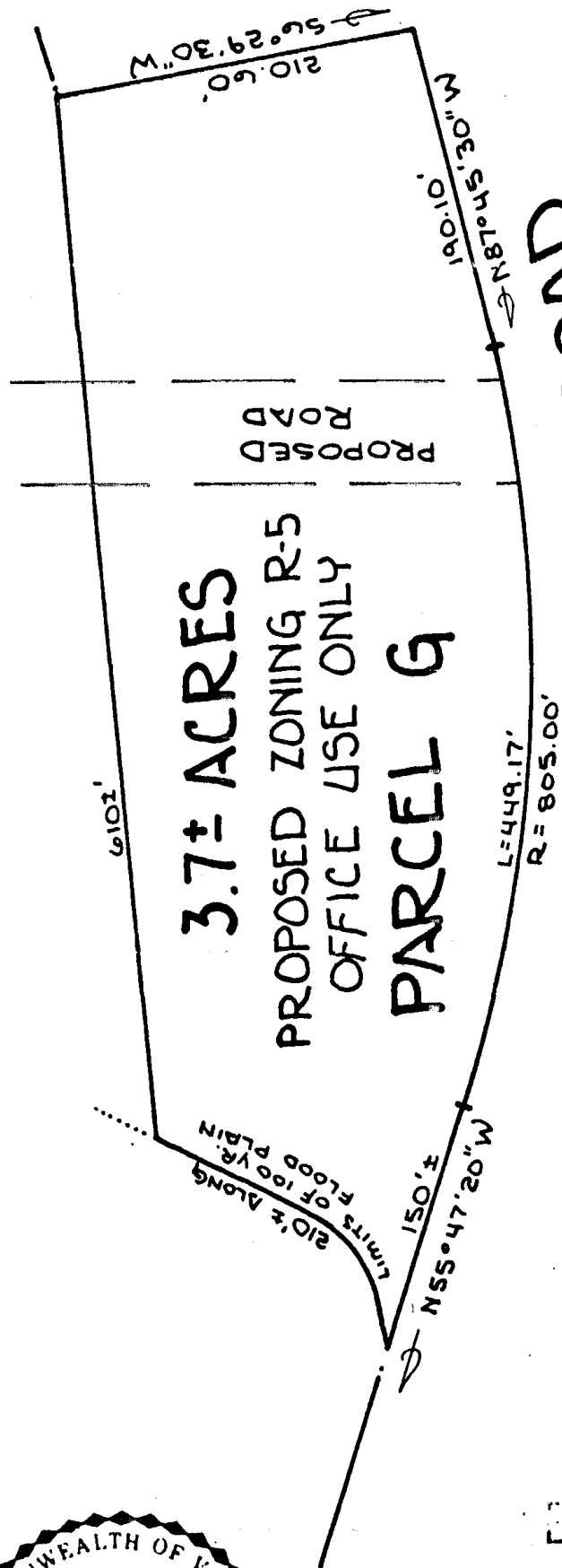
Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Jay Weinberg  
✓ Conditional Zoning Index

Enclosure: Exhibit A



REVISED ZONING PLAT  
OF LAUREL LINKS, BROOKLAND  
DISTRICT, HENRICO COUNTY,  
VIRGINIA.

SCALE 1"=100'      JULY 25, 1980

EXHIBIT A



**FOSTER & MILLER, P.C.**  
CERTIFIED SURVEYORS  
RICHMOND, VIRGINIA

0-616-81