

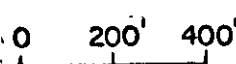
B-3, B-2, R-4, O-1 to B-2C
43.420 ac.

COMM. - OFFICE USE

C-80C-84

COUNTY OF HENRICO PLANNING OFFICE

SCALE



93-B2-20,22,23,39

BROOKLAND DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WILLIAM F. LaVECCHIA, P.E.
County Manager

December 18, 1984

Re: Conditional Rezoning Case C-80C-84

Richmond I-64 Holding Company
c/o Paragon Group, Inc.
2223 Executive Street
Charlotte, North Carolina 28209

Gentlemen:

The Board of Supervisors, at its meeting on December 12, accepted your amended proffered conditions and conditionally rezoned your property from B-3 General Business, B-2 Community Business, R-4 One Family Residence and O-1 Office to B-2 Community Business District.

The property conditionally rezoned is described as follows:

Parcels 93-B2-20, 22, 23, 39 and Part of Parcel 93-B2-15, Lot 7, Italia Subdivision:

Beginning at a stone found at the intersection of the westerly most margin of the right-of-way of Bethlehem Road and the northerly most margin of Interstate Highway 64 and running thence with an arc of a circular curve to the right having a radius of 13,329.46' and a length of 860.24' to a stone; thence N. 62° 18' 00" W., 179.62' to a point; thence N. 46° 13' 55" W., 289.01' to a stone; thence N. 32° 50' 35" E., 114.02' to a fence post; thence N. 47° 50' 40" W., 105.74' to a stone; thence N. 27° 51' 00" W., 165.39' to a point; thence N. 30° 43' 20" W., 245.26' to a stone; thence N. 73° 30' 43" W., 299.73' to a point; thence S. 73° 18' 05" W., 62.03' to a point; thence N. 11° 06' 45" E., 36.54' to a point; thence due west, 45.00' to a point; thence S. 87° 07' 39" W., 39.30' to a point; thence N. 23° 19' 30" W., 101.40' to a point; thence N. 17° 57' 48" W., 61.99' to a point; thence N. 14° 34' 46" W., 107.69' to a point; thence N. 03° 37' 21" W., 40.31' to a point; thence N. 82° 18' 46" W., 10.59' to a rod; thence S. 64° 17' 05" W., 241.72' to a stone; thence N. 29° 55' 40" E., 62.76' to a stone; thence N. 06° 08' 55" E., 50.64' to a stone; thence N. 69° 27' 13" E., 117.43' to a point; thence N. 60° 32' 43" E., 1131.26' to a point; thence in a curve to the left having a radius of 1004.93' and a length of 1.97' to a point; thence S. 36° 06' 00" E., 1065.85' to a rod; thence S. 53° 54' 00" W., 11.28' to a stone; thence S. 30° 53' 25" E., 427.91' to a point; thence S. 13° 26' 45" E., 412.35' to a stone; thence S. 20° 18' 25" E., 318.19' to a stone and point of beginning containing 43.42 acres.

The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. A buffer strip shall be maintained on that portion of the property fronting on Bethlehem Road which shall extend southwardly from the right of way for Bethlehem Road a distance of not more than forty feet; provided, however, that the Planning Commission may reduce such buffer strip to a width of not less than twenty-five feet at the time of approval of the plan of development for each

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phase of the proposed project if the Planning Commission is convinced that adequate screening can be provided therein. Such buffer strip shall be landscaped and have vegetation or other screening as approved or required by the Planning Commission at the time of the approval of the plan of development for the property. No improvements, except signs and facilities required for access to the property as approved by the Planning Commission at the time of approval of the plan of development for the property, shall be constructed within the limits of such buffer strip.

2. A landscaping strip shall be maintained on that portion of the property fronting on Glenside Drive which shall extend eastwardly from the right of way for Glenside Drive a distance of not less than ten feet. Such strip shall be landscaped and have vegetation as approved or required by the Planning Commission at the time of the approval of the plan of development for the property. No improvements, except signs and facilities required for access to the property as approved by the Planning Commission at the time of approval of the plan of development, shall be constructed within the limits of such strip.
3. All buildings and other structures constructed on the property shall be designed and constructed of materials aesthetically compatible with the landscaping and development of the property and the other uses in the vicinity of the property. The exterior of any buildings or structures used for parking purposes to be constructed along that portion of the property fronting on Bethlehem Road shall be finished in an appropriate manner and shall not have any exposed, bare, flat, unfinished concrete surfaces.
4. Lighting standards on parking lots on the property shall not exceed twenty feet in height unless required or approved by the Planning Commission at the time of approval of the plan of development for the property. All lighting for such parking lots shall be of low intensity, shall be situated so as to minimize the impact on residential properties in the vicinity, and shall be of such type at such locations as required or approved by the Planning Commission at the time of the approval of the plan of development for the property.
5. All signs erected on the property shall be aesthetically compatible with the landscaping and development of the property and the design of such signs shall be submitted to the Planning Commission for approval as a part of the Plan of Development. No portable signs shall be used on any part of the property.
6. (a) As it relates to the physical development and physical operation of the Property, the Applicant will cooperate with the County of Henrico regarding traffic patterns and road locations, alignments, and construction.

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- (b) Applicant 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. 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 by the Applicant and submitted to the County.
- (c) No plan of development will be approved until such time as the applicant 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 required of the Applicant have been completed, unless the Applicant's failure to perform is for reasons wholly attributable to the County of Henrico and/or the Virginia Department of Highways and Transportation.
- (d) In the event the County and the Applicant do not agree on the improvements necessitated by the traffic impact study or the time when any such improvements shall be made, the disagreement and decisions shall be submitted to non-binding, advisory arbitration by a traffic engineering firm or expert acceptable to both the Applicant and the County. The costs of such arbitration shall be paid by the Applicant.

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 amended proffers in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Walter F. Witt, Jr.
Mr. John M. Purcell, Jr., et. als.
Mr. Ruben Harold Ellis
Mr. and Mrs. Wilbur L. Owen