

pt. 70-A1-8 pt. 70-B1-1
 COUNTY OF HENRICO PLANNING OFFICE

VARIOUS USES

C-55C-85



TUCKAHOE DISTRICT
 J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 3, 1985

W. F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-55C-85

Mr. Henry L. Wilton
Universal-Wilton, Inc.
10625 Patterson Avenue
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors, at its meeting on September 25, accepted your proffered conditions and conditionally rezoned your property from A-1 Agricultural and RTH Residential Townhouse to R-4C One Family Residence, RTHC Residential Townhouse, R-5C General Residence, B-2C Community Business District. Parcel 6 which was requested to be rezoned from A-1 Agricultural to O-1C Office District was withdrawn as you requested.

The property conditionally rezoned is described as follows:

Part of Parcels 70-A1-8 and 70-B1-1:

Parcel 1 rezoned to RTHC:

Beginning at a point on the N. R/W line of Gayton Road 894.19' S. 53° 03' 48" E. of the E. R/W line of Gayton Road; thence along N. R/W line of Church Road eastwardly on an arc to the left with a radius of 1885', 97.6+-' to a point; thence N. 51° 34' 35" E., 354.30' to a point; thence S. 60° 25' 50" E., 395.97' to a point; thence N. 51° 34' 35" E., 661.05' to a point; thence N. 50° 13' 14" E., 167.92' to a point; thence N. 45° +- E., 1460' +- to a point; thence N. 54° 33' 14" E., 570' +- to a point; thence N. 35° 26' 46" W., 155.67+-' to a point; thence N. 35° 20' 39" W., 1033.83' +- to a point; thence S. 16° +- W., 1000' +- to a point; thence S. 20° +- W., 185' +- to a point; thence N. 80° +- W., 160' +- to a point; thence S. 30° +- W., 950' +- to a point; thence S. 60° +- E., 200' +- to a point; thence S. 30° +- W., 700' +- to a point; thence S. 38° 30' +- W., 310' +- to a point; thence N. 53° 03' 48" W., 60' +- to a point; thence S. 36° 56' 12" W., 430' +- to the point of beginning, containing 71 +- acres.

Parcel 2 rezoned to RTHC:

Beginning at a point 125' +- S. 54° +- E. of a proposed 80' R/W approximately 2348.12' N. 36° 06' 40" E. of Church Road R/W; thence N. 41° 07' 51" W. along an RTH zoning line 830' +- to a point; thence N. 15° 56' 57" E., 585.00' to a point; thence S. 35° 20' 39" E., 640' +- to a point; thence S. 16° +- W., 1000' +- to a point; thence S. 20° +- W., 185' +- to a point; thence N. 80° +- W., 160' +- to a point; thence N. 54° +- W., 475' +- to the point of beginning, containing 18.5 +- acres.

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Parcel 3 rezoned to R-5C:

Beginning at a point on the east R/W line of a proposed 80' R/W approximately 1308' N. 36° 06' 40" E. of the intersection of Gayton and Church Roads R/W lines extended; thence N. 36° 06' 40" E., 1040' +- to a point; thence S. 54° +- E., 600' +- to a point; thence S. 30° +- W., 950' +- to a point; thence N. 67° +- W., 400' +- to a point; thence N. 53° 53' 20" W., 300' +- to the point of beginning, containing 15.0 +- acres.

Parcel 4 rezoned to R-5C:

Beginning at a point 430' +- N. 36° 56' 12" E., of a point on the north R/W line of Church Road 454.19' +- east of the east R/W line of Gayton Road; thence N. 36° 56' 12" E., 200' +- to a point; thence N. 23° +- E., 700' +- to a point; thence S. 67° +- E., 400' +- to a point; thence S. 60° +- E., 200' +- to a point; thence S. 30° +- W., 700' +- to a point; thence S. 38° 30' +- W., 310' +- to a point; thence N. 53° 03' 48" W., 500' +- to the point of beginning, containing 11.9 +- acres.

Parcel 5 rezoned to B-2C:

Beginning at east corner of the R/W lines of Gayton & Church Roads extended; thence S. 53° 03' 48" E. along R/W line of Church Road 454.19' +- to a point; thence N. 36° 56' 12" E., 630' +- to a point; thence N. 23° +- E., 700' +- to a point; thence N. 53° 53' 20" W., 300' +- to a point; thence S. 36° 06' 40" W., 580' +- to a point; thence N. 54° +- W., 15.0' +- to a point on the east R/W line of Gayton Road; thence along said R/W S. 36° 06' 40" W., 559.50' to a point; thence continuing along said R/W line curving to the left with a radius of 1919.95', 168.62' to the point of beginning, containing 12.8 +- acres.

Parcel 6 A-1 to O-1C - 4.3 +- acres was withdrawn as requested by applicant.

The Board of Supervisors accepted the following 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:

Parcel 1: A-1 to R-4C

1. Principal uses listed in Section 22-11 (c), (d), and (f) and Section 22-12 (a), (c), (d), and (e) shall not be permitted.
2. There will be no more than 205 units in this Parcel #1.

Parcel 2: A-1 to RTHC

1. A maximum of 130 townhouses or condominiums to be allowed on subject site.
2. All housing units will be set back 40' from the property lines adjacent to or abutting on streets across from single family lots.
3. Any parking or service areas in this 40' strip will be buffered and lighted per Section 22-98 (c) and (d).
4. A maximum of 75 units may be constructed and occupancy permits issued prior to the extension of Lauderdale Drive to Broad Street or the extension of Ridgefield Parkway from Gayton Road to Pump Road.

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Parcel 3: A-1 and RTH to R-5C

1. No more than 190 units to be allowed on subject site.
2. All housing units will be set back 40' from the property lines adjacent to or abutting on streets across from single family lots.
3. Any parking or service areas in this 40' strip will be buffered and lighted per Section 22-98 (c) and (d).
4. No more than 100 units may be constructed and occupancy permits issued prior to the extension of Lauderdale Drive to Broad Street or the extension of Ridgefield Parkway from Gayton Road to Pump Road.

Parcel 4: A-1 to R-5C

1. No more than 130 units to be allowed on subject site.
2. All housing units will be set back 40' from the property lines adjacent to or abutting on streets across from single family lots.
3. Any parking or service areas in this 40' strip will be buffered and lighted per Section 22-98 (c) and (c).
4. No more than 100 units may be constructed and occupancy permits issued prior to the extension of Lauderdale Drive to Broad Street or the extension of Ridgefield Parkway from Gayton Road to Pump Road.

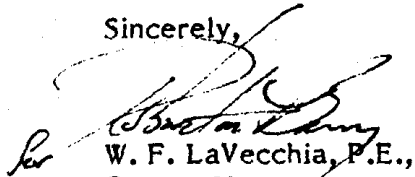
Parcel 5: A-1 and RTH to B-2C

1. The following uses shall be prohibited:
 - A. Hotels
 - B. Motor Lodges
 - C. Mortuaries
 - D. Bowling Establishments
 - E. Video Game Rooms
 - F. Skating Establishments
 - G. Public dancing facilities but not studios for instructional purposes
2. All buildings will be set back 50' from the property lines adjacent to or abutting on streets across from residentially zoned property.
3. Occupancy permits shall not be issued prior to the extension of Lauderdale Drive to Broad Street or the extension of Ridgefield Parkway from Gayton Road to Pump Road.

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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 proffered conditions in the Conditional Zoning Index.

Sincerely,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index