



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 18, 1985

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

Re: Conditional Rezoning Case C-94C-85

Pruitt Associates
2415 Grenoble Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors, at its meeting on November 13, accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-3C Office District.

The property conditionally rezoned is described as follows:

Part of Parcel 93-B1-23, 27, 29, & Parcels 93-B1-26, 28, 30, 39, 44, 47, 48, 60, 61, 82, and 102:

Beginning at a point on the N. line of Forest Avenue approximately 227.73' west of its intersection with Burrelltown Road; thence S. $80^{\circ} 20' 47''$ W., 78.28' to a point; thence N. $2^{\circ} 27' 7''$ E., 584.93' to a point; thence N. $87^{\circ} 55' 26''$ W., 659.65' to a point; thence N. $2^{\circ} 34' 26''$ E., 649.39' to a point; thence N. $1^{\circ} 34' 26''$ E., 366.90' to a point; thence S. $47^{\circ} 23' 13''$ E., 59.09' to a point; thence along the arc of a curve to the southeast having a radius of 10,848.96'; 1,411.74' to a point; thence N. $87^{\circ} 55' 16''$ W., 276.79' to a point; thence S. $1^{\circ} 57' 18''$ W., 14.75' to a point; thence N. $88^{\circ} 2' 42''$ W., 50.00' to a point; thence S. $1^{\circ} 57' 18''$ W., 598.75' to a point; thence S. $53^{\circ} 16' 42''$ W., 311.18' to a point; thence S. $2^{\circ} 1' 16''$ W., 90.21' to the point of beginning, containing 19.96 acres.

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:

1. There shall be no direct vehicular access to or from the Property, to or from Berkeley Park, unless required by any governmental body or official thereof having jurisdiction with respect thereto.
2. The exposed portion of each exterior wall surface (front, rear and sides) of each office building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials. Roof lines of each building shall have design consistency on all of its sides.
3. Parking and vehicular access layouts on individual sites on the Property shall be designed so as to permit interconnection between sites and the use of common entrance/exits wherever practicable, so as to minimize traffic conflict points along Forest Avenue, and shall be subject to review by the Planning Commission at the time of Plan of Development approval.

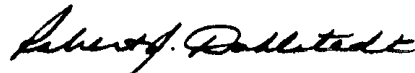
4. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by fixtures which produce a lighting intensity of maximum of one-half (1/2) foot candle along the property line of the Property adjoining Berkeley Park.
5. Landscaping, fencing or other type of buffering will be provided as required by the Planning Commission at the time of landscape plan review, to properly buffer or screen development on the Property from adjacent single family homes.
6. Landscaped or natural buffer areas, as indicated below, will be maintained, except to the extent necessary for the developer to install utilities, graded slopes, driveways and signage, or for purpose deemed appropriate by a governmental body:
 - (a) A buffer area of a minimum of twenty (20) feet in width along the western boundary of the Property adjoining Berkeley Park, and
 - (b) A buffer area of a minimum of fifteen (15) feet in width along the boundaries of the Property adjoining Westport Convalescent Center.

Additional plantings may be added to properly screen development on the Property from adjacent parcels, as determined by the Planning Commission at the time of landscape plan review. Where the placement of utility facilities within a buffer area results in the inability to provide adequate screening within such buffer area, plantings shall be provided adjacent to such buffer area to properly screen development of the Property.

7. No portion of a building constructed within one hundred fifty (150) feet of Berkeley Park or one hundred (100) feet of that portion of the southern boundary of the Property abutting the northern boundary of Westport Convalescent Center, shall exceed three (3) stories in height.

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,



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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index ✓
Mr. Jay M. Weinberg
Mr. & Mrs. Randolph Snead
North Gayton Co.
Mrs. and Mrs. Moses Overton
Grenoble Associates
Mr. Leon Ely
Virginia Investment Corp.