



**A-1 To R-5C
31.53 ac.**

**A-1 To C-1C
1.4 ac.**

A-1

C-27C-86

A-1

MULTI-FAMILY

COUNTY OF HENRICO PLANNING OFFICE

78-A1-11,12

TUCKAHOE DISTRICT

JAS

C-28C-86





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 18, 1986

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

Re: Conditional Rezoning Case C-28C-86

HBB Associates
1518 High Street
Richmond, Virginia 23220

Gentlemen:

The Board of Supervisors at its meeting on June 11, granted your request to conditionally rezone property from A-1 Agricultural to R-5C General Residence and C-1C Conservation Districts (Conditional), described as follows:

Parcels 78-A1-11 and 12:

Zoning Parcel A:

Beginning at a point on the N. line of Three Chopt Road said point being 1,402+-' west of the W. line of Church Road; thence from said point of beginning N. 79° 03' 30" W., 36.04' to a point; thence along a curve to the right with a radius of 1,118.00', 256.43' to a point; thence N. 65° 55' W., 538.76' to a point; thence along a curve to the left with a radius of 1,025.00', 152+-' to a point; thence meandering northerly along the limits of the 100 year flood plain, 500+-' to a point; thence N. 36° 29' 32" E., 1,058+-' to a point; thence S. 53° 31' 40" E., 477.00' to a point; thence S. 44° 31' 09" E., 368.88' to a point; thence along a curve to the left with a radius of 10,848.96', 76.60' to a point; thence S. 21° 38' 05" W., 1,137.00' to said point of beginning, containing 31.533 +- acres.

Zoning Parcel B:

Beginning at a point on the N. line of Three Chopt Road said point being 2,385+-' west of the W. line of Church Road; thence from said point of beginning along a curve to the left with a radius of 1,025.00', 100 +-' to a point; thence N. 80° W., 190.06' to a point; thence N. 36° 29' 32" E., 498 +-' to a point; thence meandering southerly along the limits of the 100 year flood plain, 500 +-' to said point of beginning, containing 1.4 +- 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. (a) No more than three hundred fifty (350) multi-family residences shall be constructed on the Property.
- (b) The owner shall seek no more than one hundred fifty (150) certificates of occupancy until the first to occur of the opening of the Gaskins Road interchange with Interstate 64, or September 1, 1987.

2. Landscaped or natural buffer areas, as indicated below, will be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, signage, roads, driveways or other purposes required or permitted by the Planning Commission at the time of plan of development review, or by any other governmental body, agency, commission, board, department or official thereof:
 - (a) A landscaped or natural buffer area of a minimum of fifty (50) feet and width along the right-of-way line of Three Chopt Road (as such right-of-way line is determined at the time of plan of development review.)
 - (b) A landscaped or natural buffer of a minimum of seventy-five (75) feet in width along the northern boundary of the Property.
 - (c) Landscaped or natural buffer areas of a minimum of forty (40) feet in width along the portion of the western boundary of the Property, north of the One Hundred Year Flood Plain as it extends through the Property, and along the eastern boundary of the Property.

Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer areas, and additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability of the owner to provide adequate screening within such buffer area, additional plantings shall be provided adjacent to such buffer area to provide appropriate screening for uses on the Property, as determined by the Planning Commission at the time of landscape plan review.

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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

cc: Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index ✓
Mr. Jay M. Weinberg
Mr. W. B. Ford
Ms. Margaret F. Ayers, et. als.