



**R-6C, R-3 to O/SC
33.9 ac.**

**R-3, R-4 to O-2C
0.823 ac.**

OFF. / RETAIL
C-47C-86

COUNTY OF HENRICO PLANNING OFFICE
pt. 98-A2-39 pt. 104-B1-20
BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
July 16, 1986

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

Re: Conditional Rezoning Case C-47C-86

Crow-Klein-MacFarlane
700 E. Main St.
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on July 9, granted your request to conditionally rezone your property from R-3 and R-4 One Family Residence and R-6C General Residence (Conditional) to O-2C Office and O/SC Office Service Districts (Conditional).

The rezoned property is described as follows:

Part of Parcel 98-A2-39 and Part of Parcel 104-B1-20 known as Lot 33, Block 200, Garden City Subdivision described as follows:

Parcel A - O/SC Office-Service District

Beginning at a point on the W. line of Hungary Road, said point being 588.70' from the S. line of Middleton Road extended; thence N. $46^{\circ} 47' 45''$ E., 18.89' to a rod, on the W. line of Hungary Road; thence along the W. line of Hungary Road S. $43^{\circ} 18' 00''$ E., 1075.22' to a rod; thence S. $72^{\circ} 41' 07''$ W., 16.10' to a rod on the W. line of Hungary Road; thence along the W. line of Hungary Road S. $43^{\circ} 46' 03''$ E., 23.86' to a rod; thence S. $46^{\circ} 15' 57''$ W., 347.75' to a point on the E. line of Parham Road; thence along the E. line of Parham Road N. $43^{\circ} 21' 48''$ W., 454.17' to a rod thence continuing along the E. line of Parham Road on a curve to the left having a radius of 1195.92' and a length of 957.08' to a stone; thence continuing along the N. line of Parham Road N. $89^{\circ} 13' 00''$ W., 1610+-' to the 100 year flood plain of North Run Creek; thence in a northerly direction for 700 +-' as the flood plain meanders to the northern property line; thence N. $86^{\circ} 39' 35''$ E., 565 +-' to a rod on the western line of Joi Drive; thence N. $86^{\circ} 45' 35''$ E., 947.32' to a rod; thence S. $43^{\circ} 12' 15''$ E., 546.86' to a rod; thence N. $46^{\circ} 47' 45''$ E., 169.52' to the point of beginning, containing 33.9 +- acres.

Parcel B - O-2C Office District

Beginning at a point on the E. line of Parham Road being the southwestern most point of Parcel B, thence N. $43^{\circ} 21' 48''$ W., 200.21' to a point; thence N. $46^{\circ} 15' 57''$ E., 147.75' to a point; thence S. $43^{\circ} 46' 03''$ E., 264.00' to a point; thence S. $25^{\circ} 55' 27''$ W., 45.23' to a point; thence N. $89^{\circ} 33' 03''$ W., 132.00' to a point; thence S. $0^{\circ} 26' 57''$ W., 17.40' to the point of beginning, containing 0.823 +- 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:

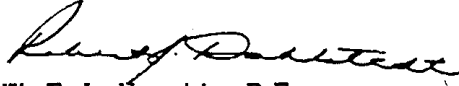
1. No advertising signs shall be oriented toward single family residences across Hungary Road from the Property.
2. Within that portion of the Property zoned O/S-Office-Service District, a landscaped or natural buffer area having a minimum width of forty (40) feet shall be maintained along the right-of-way line of Hungary Road (as such right-of-way line shall be determined at the time of Plan of Development review), except for utility easements or other purposes required or approved by the Planning Commission at the time of Plan of Development review, or by any applicable governmental body. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from the buffer area, and if so removed, additional plantings shall be added. All additional plantings placed in the buffer area shall be evergreen trees and at least six (6) feet in height. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review, or by any applicable governmental body.
3. No portion of a building shall be constructed within one hundred (100) feet of the right-of-way line of Hungary Road (as such right-of-way line is determined at the time of Plan of Development review) excluding, however, courtyard enclosure walls or other screening walls which shall be a minimum of seven (7) feet in height and which shall be constructed if vehicular traffic is permitted between the rear of any building constructed on the portion of the Property which adjoins Hungary Road, and the right-of-way line of Hungary Road.
4. No building constructed on the Property shall exceed the lesser of one (1) story or twenty-four (24) feet in height, except for two (2) buildings on the western most portion of the Property which shall not exceed the lesser of two (2) stories or thirty-five (35) feet in height.
5. No more than sixty percent (60%) of the Property including any adjoining C-1 zoned land included in the development may be covered by buildings, driveways and parking areas.
6. Parking lot lighting shall be oriented in such a manner as to minimize the impact of such lighting on residences across Hungary Road from the Property and shall not exceed an intensity of one-half (1/2) foot candle at the inside boundary of the buffer areas around the perimeter of the Property.
7. The exposed portions of all exterior wall surfaces (front, rear and sides) of each building constructed on the Property shall be similar in architectural treatment and materials and shall be predominantly of brick and/or glass except to the extent that other architectural materials are used for trim, architectural decorations or design elements. No exposed portion of an exterior wall surface shall contain untreated or painted cinderblock.

July 16, 1986

8. No heating or air conditioning equipment shall be placed on the roof of any building unless properly screened from public view in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.
9. The following uses or activities shall not be permitted on the Property:
 - a. doctors' offices
 - b. convenience grocery stores
 - c. public dance and bingo games.
10. No "fast food" restaurants shall be permitted on the Property. For purposes hereof, a "fast food" restaurant is hereby defined as an establishment whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.

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
United Plans Limited Partnership