



OFFICES & OPEN SPACE  
 COUNTY OF HENRICO PLANNING OFFICE  
 93-A2-37,38,39,40,41,42,43,44,55, PT. 36  
 C-93C-86  
 BROOKLAND DISTRICT  
 0 200' 400'  
 JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 10, 1987

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

Re: Conditional Rezoning Case C-93C-86

The Shea Company  
1001 E. Main St., Suite 1012  
Richmond, Virginia 23219

Gentlemen:

This is a correction of our letter to you dated January 20, 1987.

The Board of Supervisors at its meeting on January 14, granted your request to conditionally rezone from R-3 One Family Residence to O/SC Office/Service (Conditional) and C-1C Conservation District (Conditional), described as follows:

Parcels 93-A2-33, 37, 38, 39, 40, 41, 42, 43, 44, 55, and part 36:

O/SC Office/Service District

Beginning at the point of intersection of the N. line of Wistar Road and the W. line of Staples Mill Road; thence N.  $83^{\circ} 37''$  W., 549' to a point; thence N.  $10^{\circ} 37''$  W., 340' to a point; thence N.  $83^{\circ} 37''$  W., 288' to a point; thence N.  $10^{\circ} 37''$  W., 95' to a point; thence N.  $83^{\circ} 37''$  W., 366' to a point; thence N.  $8^{\circ} 37' 00''$  W., 410' +- to a point on the southern line of the 100 year flood plain within the Property; as determined by definitive engineering studies done in connection with Plan of Development review; thence generally in an eastern direction, along the southern boundary of the 100 year flood plain within the Property, 1490' +-, to a point on the W. line of Staples Mill Road; thence S.  $10^{\circ} 37''$  E., 750+-' to the point of beginning, containing 13.1 acres.

C-1C Conservation District

All that portion of the Property within the limits of the 100 year flood plain as approximately shown on a plat entitled "Compiled Plat of Various Parcels of Land located in the northwestern intersection of Staples Mill Road and Wistar Road in the Brookland District, Henrico Co., Virginia", prepared by Wingate, Bremner & Jessie, dated September 10, 1986, as finally determined by definitive engineering studies undertaken at the time of Plan of Development review, together with that parcel beginning at a point on the west line of Staples Mill Road, approximately 1110' north of its intersection with the N. line of Wistar Road; said point also being the point of intersection of the northern boundary of the 100 year flood plain within the Property and Staples Mill Road; thence in a westerly direction along the northern boundary of the 100 year flood plain as it extends through the Property, 970' +- to a point; thence N.  $79^{\circ} 23''$  E., 950' +- to a point on the W. line of Staples Mill Road; thence S.  $10^{\circ} 37''$  E., 60' +- to the point of beginning, 7.7 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. 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 or architectural decorations.
2. A landscaped/buffered area of a minimum of one hundred (100) feet shall be maintained along that portion of the western boundary of the Property abutting parcel 93-A2-27, as shown on the date hereof on the Henrico County Zoning Maps, except for utility easements or other purposes required or approved by the Planning Commission at the time of Plan of Development or landscape plan review. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from the buffer area, and if so removed, additional plantings shall be added. 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.
3. There shall be a maximum of two (2) access drives to and from the Property, directly to and from Staples Mill Road, and a maximum of one (1) access drive to and from the Property, directly to and from Wistar Road. There shall be no direct vehicular access to or from the Property, to or from any other public street.
4. No more than 160,000 square feet of gross leasable floor area may be developed on the Property. No more than 24,000 square feet of such floor area shall be devoted exclusively to retail and service facilities as regulated by Section 22-50.18(e) of the Henrico County Zoning Ordinance.
5. No building constructed on the Property shall exceed thirty-five (35) feet in height.
6. No child care center or radio or television broadcasting station shall be operated on the Property.
7. Parking lot lighting shall be oriented in such a manner as to minimize the impact of such lighting on area residences and shall not exceed an intensity of one-half (1/2) foot candle around the perimeter of the Property.
8. No building shall be constructed within that portion of the Property zoned C-1C.
9. The portion of the Property zoned C-1C shall be maintained as recreation areas, ponds and/or open space, except to the extent necessary for utility easements, driveways or other purposes approved or required by the Planning Commission at the time of Plan of Development review. Prior to receiving a certificate of occupancy for a building on the Property, existing buildings, trash, waste materials and other debris shall be removed from that portion of the Property

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zoned C-1C. If a pond is shown on a master plan submitted at the time of filing an application for Plan of Development approval for development of the Property, a drainage study evaluating the impact of such pond on drainage conditions upstream and downstream from the Property, shall be submitted with such application for Plan of Development approval.

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., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Glenn R. Moore  
Mr. and Mrs. T. M. Wells  
Mr. and Mrs. H. L. Cramer  
Mr. and Mrs. T. R. Pryor  
Mr. and Mrs. E. E. Wiltshire  
Mr. and Mrs. J. L. Mills  
Mr. Vincent K. Watts  
Mr. and Mrs. Herbert Spencer