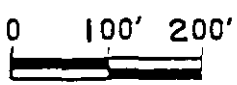


COUNTY OF HENRICO PLANNING OFFICE

OFFICE USES

C-122C-88

97-BI-29 PT. 41
BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 27, 1988

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

Re: Conditional Rezoning Case C-122C-88

Mr. Russell E. Holland, Trustee
7204 Glen Forest Dr., Suite 300
Richmond, Virginia 23226

*See pages 104A and 104B
for corrected boundary description*

Dear Mr. Holland:

The Board of Supervisors at its meeting on December 21, granted your request to conditionally rezone from B-2 Business and R-4 One Family Residence to O-2C Office District (Conditional), property described as follows:

Part of Parcel 97-B1-41 and Parcel 97-B1-29:

Beginning at a point on the boundary of the west right of way line of Staples Mill Road, said point being approximately 668.00' north of Bethlehem Road; thence leaving the western boundary of the right of way line of Staples Mill Road; N. 80° 38' 00" W., 245.00' more or less to the Actual Point of Beginning; thence continuing with the same line in a westerly direction; N. 80° 38' 00" W., 583.17' more or less to a point on the eastern boundary of the right of way line of Arcadia Street; thence with the eastern right of way line of Arcadia Street; N. 5° 51' 00" E., 148.78' more or less to the point of intersection of the eastern boundary of the right of way line of Arcadia Street and southern boundary of the right of way line of Green Court Road; thence with the southern boundary of the right of way line of Green Court Road in a easterly direction; S. 88° 37' 00" E., 566.00' more or less to a point on said line; thence with three new courses and distances; (1) S. 4° 29' 00" W., 128.00' more or less to a point; (2) S. 81° 35' 00" E., 21.00' more or less to a point; (3) S. 9° 22' 00" W., 102.00' more or less to a point and being the Actual Point of Beginning and containing 2.5 acres more or less.

The Board of Supervisors accepted the attached thirteen proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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
W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Edward E. Willey, Jr., Esquire

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COUNTY OF HENRICO, VIRGINIA

DEC 20 1988

HOLLAND, TRUSTEE
C-122-C88

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

FIRST AMENDED AND RESTATED*

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Edward E. Willey Jr.

December 19, 1988

Signature of Owner or Applicant*

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. The exposed portions of all exterior wall surfaces (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in architectural treatment and materials to the other exterior wall surfaces of such building. Any building constructed on the Property shall have exposed exterior wall surfaces (above finished grade) of face brick and glass, unless other aesthetically comparable finished materials are specifically requested and permitted by the Planning Commission at the time of Plan of Development review.
2. Parking lots serving development on the Property shall be landscaped, including but not limited to the planting of shrubbery and/or trees in the raised islands located within such parking lots and between parking rows.
3. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting offsite, and parking lot lighting standards shall not exceed twenty (20) feet in height.
4. Heating and air conditioning equipment shall be screened from public view from adjoining streets and properties in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.
5. Refuse disposal equipment shall be screened from public view from adjoining streets and properties by an opaque fence, wall or planting materials in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review, and shall not be emptied or serviced except between the hours of 7 a.m. and 9 p.m.
6. Enclosed or secured parking shall be screened from public view from Greencourt Road and adjacent residential properties across Greencourt Road by a brick wall, a wrought iron gate, and a wrought iron fence, the wall and the fence being further screened by dense planting materials in a manner satisfactory to and

*to supersede all previous submittals.

PLANNING OFFICE

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COUNTY OF HENRICO, VIRGINIA

DEC 20 1988

HOLLAND, TRUSTEE
C-122-C88

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

FIRST AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

David Willey
Signature of Owner or Applicant*

December 19, 1988
Date

- If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.
to and approved by the Planning Commission at the time of Plan of Development review.
- 7. Landscaping buffers, in accordance with a landscaping plan submitted for approval at the time of Plan of Development review, will be installed as follows: a) In front of the building there will be a five (5) foot high berm (measured from the face of curb) which may rise to the window sill(s) thereof; b) In front of the parking lot on the east side of the building there will be a combination of a low brick wall, berming and dense planting to a height adequate to screen headlights of cars which park in spaces which face northwardly toward the residential properties across Greencourt Road to the north; c) Along the east property line there shall be dense planting of materials which will screen the parking lot and discourage pedestrians crossing same; d) Along the south property line there shall be dense planting to screen the building from the south; all except to the extent necessary for utility or drainage 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. Utility easements may only cross said buffers at right angles, and no visible storm water management facilities shall be located in the buffer along Greencourt Road.
- 8. No building constructed on the site shall exceed one story in height.
- 9. Sign(s) shall be erected at entrance(s) to parking lot(s) specifying private parking for occupants and patrons only and that others (trespassers) will be towed away at owners' expense.
- 10. From the time of zoning, the Property will be posted, and cars of trespassers will be towed at the expense of owners.

PLANNING OFFICE

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COUNTY OF HENRICO, VIRGINIA

DEC 20 1988

HOLLAND, TRUSTEE
C-122C-88

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL ^{FIRST} AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Carl E. Willey
Signature of Owner or Applicant

December 19, 1988
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

11. There shall be only two driveway entrances to the Property from Greencourt Road, one as close to the east end of the Property as practical, and one as close to the west end of the Property as practical until the first to occur of the following: a) any addition to the office building initially constructed on the Property, or b) the properties across Greencourt Road to the north are no longer used as single family residences.
12. Curb and gutter will be installed along the north line of the Property and the road surface will be extended to meet the gutter. When this is being done a 2" S-5 surface will also be installed over the rest of the Greencourt Road surface to the limits of the present surface and to the extended property lines of the Property east and west.
13. The following O-1 and O-2 uses shall not be permitted on the Property until the properties across Greencourt Road to the north are no longer used as single family residences:
 - a) Bank or Savings & Loan,
 - b) Medical Office or Laboratory,
 - c) Funeral Home, and
 - d) Day Care Center

PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

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

March 17, 1989

Re: Conditional Rezoning Case C-122C-88
Corrected Boundary Description

Mr. Russell E. Holland, Trustee
7204 Glen Forest Dr., Suite 300
Richmond, Virginia 23226

Dear Mr. Holland:

The Board of Supervisors at its meeting on December 21, 1988, granted your request to conditionally rezone from R-4 One Family Residence to O-2C Office District (Conditional), your property described as follows:

Part of Parcel 97-B1-41 and Parcel 97-B1-29:

Beginning at a point on the boundary of the western right of way line of Staples Mill Road, said point being approximately 644.00' north of Penick Road; thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction; S. 89° 56' 41" W., 246.47' to the Actual Point of Beginning; thence continuing with the same line in a westerly direction S. 89° 56' 41" W., 16.23' to a point; thence S. 86° 53' 40" W., 504.98' to a point; thence N. 00° 11' 47" W., 148.27' to a point on the southern boundary of the right of way line of Greencourt Road; thence with the southern boundary of the right of way line of Greencourt Road in an easterly direction; N. 84° 08' 40" E., 523.49' to a point on said line; thence leaving said right of way line of Greencourt Road with a line through the property of R. E. Holland, S. 00° 03' 19" W., 229.02' to a point and being the Actual Point of Beginning containing 2.255 acres more or less.

The Board of Supervisors accepted your thirteen proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance); a copy of which was transmitted to you with my letter dated December 27, 1988.

The above boundary corrected/revised description provided by your engineer is based on his filed verified information and supercedes the compiled description in my December 21, 1988 letter.

Mr. Russell E. Holland, Trustee
Page 2
March 17, 1989

The Planning Office will revise its records as necessary.

Sincerely,

for Allen D. Webb C.L.A.
W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Edward E. Willey, Jr.
Jordan Consulting Engineers