

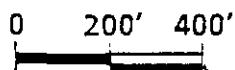
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

7-A1-8 Pt. 6-B1-5

FAIRFIELD DISTRICT

C-124C-88



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

February 14, 1989

Re: Conditional Rezoning Case C-124C-88

Davenport Properties, Inc.  
8618 Mayland Drive  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from C-1 Conservation and A-1 Agricultural to R-3AC One Family Residence District (Conditional), described as follows:

Part of Parcel 6-B1-5 and Parcel 7-A1-8:

Beginning at a point on the N. line of Neale Street, adjacent to the southeast corner of Lot 1, Block F, Section 1 of Maplewood Farms; thence N.  $24^{\circ} 37' 20''$  E., 811.37' to a point; thence N.  $40^{\circ} 34' 50''$  E., 121.95' to a point; thence N.  $38^{\circ} 4' 40''$  E., 557.70' to a point; thence N.  $38^{\circ} 38' 50''$  E., 1,221.51' +- to a point; thence S.  $51^{\circ} 31' 50''$  E., 578.74' +- to a point; thence S.  $31^{\circ} 6' 10''$  W., 974.99 +- to a point; thence S.  $31^{\circ} 45' 00''$  W., 543.80' to a point; thence S.  $24^{\circ} 15' 10''$ , 709.60' to a point; thence N.  $64^{\circ} 56' 10''$  W., 85.00' to a point; thence S.  $56^{\circ} 18' 40''$ , 350.58' to a point on the N. line of Neale Street; thence along the N. line of Neale Street, N.  $65^{\circ} 34' 31''$  W., 579.15' to the point of beginning, containing 43.3 acres.

The Board of Supervisors accepted the attached six 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, Jr.*  
W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. and Mrs. Charles J. Keck, Sr.  
Mr. Edward E. West, Jr.



RECEIVED

COUNTY OF HENRICO, VIRGINIA

NOV 7 1988

430

C-124C-88

PLANNING OFFICE

PROFFERS FOR CONDITIONAL REZONING COUNTY OF HENRICO

ORIGINAL

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:

DAVENPORT PROPERTIES, INC.

By G. Lynn R. Moore

Signature of Owner or Applicant Attorney-in-Fact

11-7-88  
Date

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

The following proffered conditions amend and restate the proffered conditions filed with the application for rezoning, in their entirety:

1. Lot Size. All lots fronting on or otherwise abutting Neale Street shall meet lot width and lot area requirements of the R-3 district (eighty (80) feet width; eleven thousand (11,000) square feet area).

2. Neale Street Right-of-Way. The right-of-way for the widening of Neale Street shall be dedicated at no cost to the County, as requested at the time of subdivision approval.

3. Flood Plain. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:

(a) Storm water management and/or detention areas.

(b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.

(c) Such additional uses to the uses identified in (a) and (b) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Section 22-109 of Chapter 22 of the County Code (the "Zoning Ordinance").

page 1 of 4

PLANNING OFFICE

(d) Access drives and walkways installed in a manner to minimize their impacts.

The location and limits of such portion(s) of said Property shall be established by approved Subdivision Plan.

4. Phasing Plan. Certificates of occupancy shall not be granted for more than one hundred (100) residential units on the Property per year from the date of final action by the Board of Supervisors, except as provided in the next sentence. Certificates of occupancy for up to two hundred (200) residential units per year shall be available during a given year to the extent that in prior years, cumulatively, certificates of occupancy have been issued for fewer than one hundred (100) residential units per year.

RECEIVED

C-124C-68

P-2-~~10~~4

NOV 7 1988 *CS*

PLANNING OFFICE  
COUNTY OF HENRICO

ACCEPTED BY BOARD OF SUPERVISORS FEB. 8, 1989

292



COUNTY OF HENRICO, VIRGINIA

C-124C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL  AMENDED ADDITIONAL

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:  
DAVENPORT PROPERTIES, INC.

[Signature] \_\_\_\_\_ [Signature] 10, 1987  
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.

The following proffered condition is hereby added to and made a part of the amended and restated proffered conditions previously filed with this case:

5. Foundations. Any homes constructed on the Property abutting Neale Street shall have brick foundations.

RECEIVED

JAN 10 1989

PLANNING OFFICE  
COUNTY OF HENRICO

C-124C-88  
P307 #4  
ACCEPTED BY BOARD OF SUPERVISORS  
Feb. 8, 1989  
PLANNING OFFICE



COUNTY OF HENRICO, VIRGINIA

DAVENPORT PROPERTIES, INC.  
C-124C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL  ~~AMENDED~~ ADDITIONAL

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:  
DAVENPORT PROPERTIES, INC.

By [Signature] 2/8/89  
Signature of Owner or Applicant\* Attorney-in-Fact Date

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

The following proffered condition is hereby added to and made a part of the Amended and Restated Proffered Conditions previously filed with this case:

6. Exterior Materials. The exterior wall surfaces of residential buildings constructed on lots abutting Neale Street, exclusive of windows, doors and trim, shall be constructed substantially of brick.

C-124C-88  
P4084  
ACCEPTED BY BOARD OF SUPERVISORS  
FEB. 8. 1989

PLANNING OFFICE