

M-1 To R-3C  
55.0± ac.

COUNTY OF HENRICO PLANNING OFFICE

PT. 91-A2-21

BROOKLAND DISTRICT

RESIDENTIAL  
C-36C-88



JAS

*cond. rezoning*



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

May 17, 1988

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

Re: Conditional Rezoning Case C-36C-88

Mr. Herbert E. Fitzgerald, III  
Ridgeway Development Co.  
5413 Patterson Ave., Suite 200  
Richmond, Virginia 23226

Dear Mr. Fitzgerald:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone from M-1 Light Industrial to R-2AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 91-A2-21:

Beginning at a point on the W. line of the RF&P railroad, said point being in the center of a branch 650' +- north of the N. line of Mountain Road; thence from the said point of beginning along the W. line of said railroad N. 90° 51' 00" E., 2430' +-; thence S. 32° 25' 30" W., 200.45'; thence N. 58° 53' 10" W., 1055.60'; thence S. 24° 54' 00" W., 593.60'; thence N. 64° 36' 00" W., 198.00'; thence S. 24° 00' 00" W., 440'; thence S. 64° 36' 00" E., 198.00'; thence S. 61° 17' 00" E., 676.37'; thence S. 4° 02' 00" E., 347.94'; thence S. 34° 05' 00" W., 765.28' to the center of a branch; thence along the center of a branch in an easterly direction 1025' +- to the point of beginning, containing 54 3/4 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. This property shall not be developed with more than 125 lots. The minimum residential lot size shall be 13,500 square feet.
2. Along the eastern property line of the property abutting the RF&P Railroad there shall be a 50-foot buffer zone that shall be a natural undisturbed area. Underbrush and fallen, diseased or dead plant growth may be removed from such buffer area. Clearing in the buffer zone to the extent necessary for utility easements, fences, roads and other purposes required or permitted by the Planning Commission at the time of subdivision approval or by any other governmental body, agency, commission, board, department or official shall be permitted, provided that additional plantings are provided for comparable and appropriate screening.
3. The minimum square footage for the finished floor area for any dwelling shall be 1800 square feet, except for those homes constructed on lots adjacent to railroad tracks which shall contain a minimum of 1600 square feet of finished floor area.
4. Once a determination has been made as to the portion of the property located within the 100-year flood plain, such portion of the property shall be described as a flood plain easement. Application shall be made to rezone said property located within the 100 year flood plain to C-1 Conservation District as determined by a definitive engineering study.

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5. Chimneys and foundations shall be of brick or stone construction. All homes shall be built on foundations.
6. The subdivision and the street's names to be developed on the property shall be of historical significance to the Glen Allen area.
7. A six foot tall fence shall be constructed along or near the eastern property line of the property abutting the RF&P Railroad.
8. Curb and gutter shall be used on all streets.
9. Prior to the construction of access roads and streets, manmade and natural debris as may materially impede the normal flow of storm water in the floodplain along the southern property line shall be removed.

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. J. Louis Reynolds