

INTERSTATE 295

R-4

B-3

R-2A

R-4  
7 6 4 10  
R-6

GOLE

BLVD.

NORFOLK

ATHLETIC FIELD

CONNECTICUT AVE.

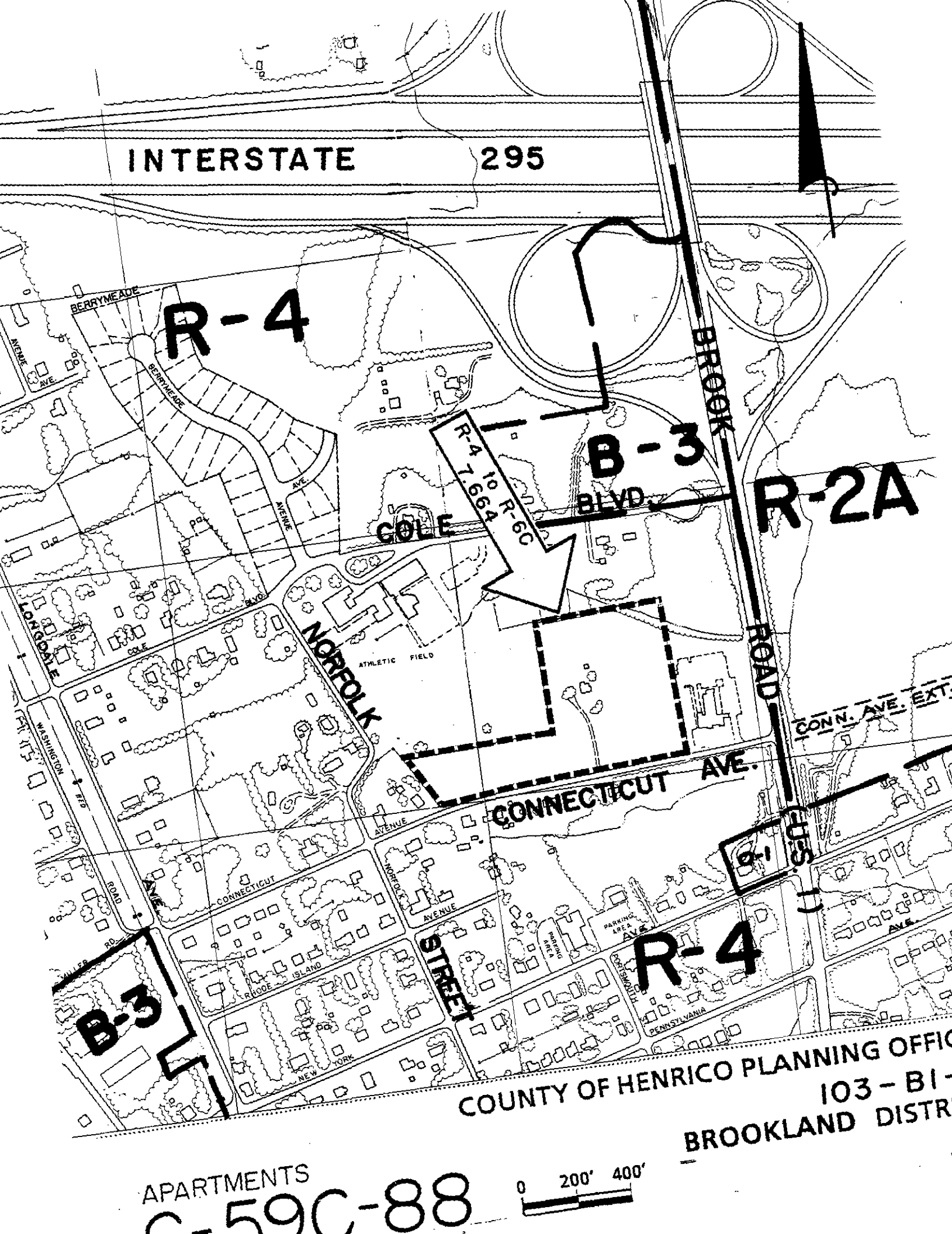
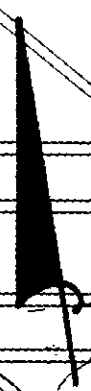
CONN. AVE. EXT.

B-3

R-4

COUNTY OF HENRICO PLANNING OFFICE  
103 - B1 -  
BROOKLAND DISTRICT

APARTMENTS  
C-59C-88





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

October 18, 1988

Re: Conditional Rezoning Case C-59C-88

Windsor Woods Development Company, Inc.  
3002 Hungary Spring Road  
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone from R-4 One Family Residence to R-6C General Residence District (Conditional), property described as follows:

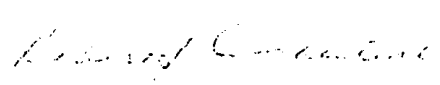
Parcel 103-B1-8:

Beginning at a point on the N. line of Connecticut Avenue said point being located 230.03' west of the W. line of U.S. Route No. 1; thence along the N. line of said Connecticut Avenue N.  $87^{\circ} 50' 38''$  W., 755.98' to a point; thence continuing along the N. line of Connecticut Avenue S.  $79^{\circ} 55' 22''$  W., 134.22' to a point; thence N.  $23^{\circ} 34' 00''$  W., 206.45' to a point; thence S.  $88^{\circ} 05' 30''$  E., 528.34' to a point; thence N.  $01^{\circ} 54' 30''$  E., 399.14' to a point; thence S.  $88^{\circ} 24' 20''$  E., 457.07' to a point; thence S.  $02^{\circ} 51' 29''$  W., 563.50' to the point of beginning, containing 7.664 acres.

The Board of Supervisors accepted your four pages of attached proffered conditions, except Conditions 19 and 21, 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, P.E., A.I.C.P.,  
County Manager

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. John M. Anderson  
Comtek Engineering

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PROFFERS

C-59C-88

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PLANNING OFFICE  
COUNTY OF HENRICO

1. A maximum of 151 dwelling units shall be constructed on this property.
2. No building shall be constructed closer than 80' to the Connecticut Avenue property line.
3. A planted buffer area shall be provided along the Connecticut Avenue property line. Said buffer area shall be 20 to 35 feet wide with no portion being less than 20 feet and the plantings along Connecticut Avenue will be substantially similar in character, style and appearance being a minimum of 15', 10' and 6' trees as depicted in the rendering which is submitted as Exhibit "A" and made part of this case, subject to the requirements of the planning commission at the P.O.D. approval.
4. All trees and plantings which exist along the rear of the property line shall not be disturbed, except as required by the county during development operations.
5. Landscaping and buffering will be provided around the remaining perimeter of the property to properly screen the property from adjoining users: A 7 foot pressure treated privacy fence shall be installed along all remaining property lines, except that no fence shall be required along the east and west property lines beginning at the front building line of the buildings that front on Connecticut Avenue; however, the developer shall provide additional landscaping and a hedge row

ACCEPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 12, 1988.

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from those front building lines to the right-of-way of Connecticut Avenue. The above shall be subject to the requirements of the Henrico County zoning and building codes and planning commission requirements at P.O.D. approval. All fencing shall be constructed with finished side facing the adjoining property owners. The fencing will be architecturally similar in character, style, quality and appearance as depicted on the rendering which is submitted as Exhibit "B3" and made part of this case.

6. The developer shall erect a fence enclosing the pool area. Fence shall be no less than 5' in height and be substantially similar in character, style, quality and appearance as depicted in the rendering which is submitted as Exhibit "B2" and made part of this case, subject to the requirements of the planning commission at the P.O.D. approval.

7. The developers shall construct the perimeter fencing and Connecticut Avenue berm as proffered prior to the issuance of a building permit.

8. The developer shall construct a sidewalk to county specifications along the property line marked #1 as shown on Exhibit "D", which is submitted as part of this case.

9. Exterior lighting shall be not more than 20 feet in height and with average maintained illumination not to exceed 1 foot-candle and positioned in such a manner as to minimize its impact on adjacent residential properties, subject to the requirements of the planning commission at P.O.D. approval.

10. The developer shall provide no more than two points of

access to this development with full development of acreage similarly located as shown on Exhibit "A" subject to the requirements of the planning commission at the P.O.D. approval.

11. Any recreational facilities shall be centrally located within the property and be between the buildings with the pool and clubhouse construction being at least 125' from the property line labeled #4 on Exhibit "D", subject the requirements of the planning commission at P.O.D. approval.

12. The buildings constructed on the property will be substantially similar in architectural character, style, quality and appearance as depicted on the rendering which is submitted as Exhibit "C" and made part of this case.

13. No building shall exceed 3 stories or 38 feet in height, except that any building or portion of any building placed within 150 feet of the Connecticut Avenue R.O.W. line shall be 2 stories.

14. The exterior surfaces of the front, side and rear walls of each principal building from the ground level to the second floor level shall be constructed of brick. Two story buildings shall contain 50% brick and three story buildings shall contain 33% as measured to the eave of each building as shown on Exhibit "C".

15. All fireplace flue linings shall be constructed of approved masonry construction.

16. All stairwells and balconies shall be covered.

17. Roof covering shall be of fiberglass 3 tab shingle.

18. All areas for dumpsters and/or trash collections shall be fenced on 4 sides. The dumpster enclosure will be

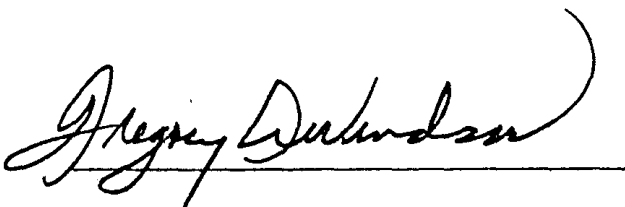
architecturally similar in character, style, quality and appearance as depicted on the rendering which is submitted as "B1" and made part of this case, except that the 4th side shall be enclosed with a gate, subject to the requirements of the planning commission at the P.O.D. approval.

19. A tenant shall be entitled to only 1 pet to measure no more than 15 inches in height at shoulders and weigh under 25 pounds at maturity. *Board did not accept #19.*

20. No more than 25% of the dwelling units shall be one bedroom apartments and not be less than 600 square feet in size, which computation shall include balconies.

21. To ensure the highest quality of construction and design, the developer shall employ an A.I.A. designated architectural firm. *Board did not accept #21.*

The above proffers shall supersede all previously submitted proffers and shall become part of this zoning case.



Gregory A. Windsor

President

Windsor Woods Development Co., Inc.

10, 12, 88

Date

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COUNTY OF HENRICO

ACCEPTED BY THE BOARD OF SUPERVISORS ON OCTOBER

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