

R-3AC to R-4C
33.97 ac.

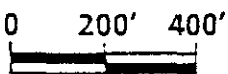
COUNTY OF HENRICO PLANNING OFFICE

Pt. 70-A2-6

TUCKAHOE DISTRICT

SINGLE FAMILY RESID.

C-64C-88



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 19, 1988

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

Re: Conditional Rezoning Case C-64C-88

The Snyder-Hunt Corporation
8401 Patterson Avenue
Suite G-101
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on July 13, granted your request to conditionally rezone from R-3AC One Family Residence (Conditional) to R-4AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 70-A2-6:

Sec. I - Parcel E:

Beginning at the common northerly corner between Parcels C and D, Section I, as shown on the Plat, thence with a curve to the right having a radius of 800.00', a length of 737.60' to a point; thence N. 17° 23' 00" W., 340.00' to a point; thence along a curve to the right having a radius of 755.19', a length of 829.62' to a point; thence S. 83° 50' 00" E., 360.01' to a point; thence S. 50° 10' 00" E., 610.57' to a point; thence S. 33° 53' 00" E., 110.00' to a point; thence S. 49° 07' 00" W., 599.93' to a point; thence S. 2° 41' 00" W., 690.02' to the point of beginning, containing 23.035 acres.

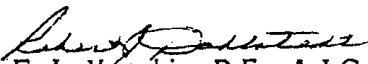
Sec. I - Parcel K:

Beginning at a point at the southeast corner of Parcel J, Section I, as shown on the Plat, thence S. 7° 23' 00" E., 254.45' to a point; thence S. 29° 07' 00" W., 658.05' to a point; thence N. 33° 53' 00" W., 110.00' to a point; thence N. 50° 10' 00" W., 610.57' to a point; thence N. 83° 50' 00" W., 360.01' to a point; thence with a curve to the right having a radius of 755.19', a length of 488.43' to a point; thence N. 82° 37' 00" E., 750.13' to the point of beginning, containing 10.935 acres.

The Board of Supervisors accepted the attached 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, P.E., A.I.C.P.,
County Manager

Attachments:

- cc: Clerk, Board of Supervisors
- Supervisor, Real Estate Assessment
- Conditional Zoning Index
- Messrs. James W. Theobald &
- Jay M. Weinberg

1404 Westmoreland & HUNGARY SPRING ROADS / P. O. BOX 27032 / RICHMOND, VIRGINIA 23273



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

C-640-88

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:

James W. Theobald

April 18, 1988

Signature of Owner or Applicant* James W. Theobald Date April 18, 1988
Attorney-in-Fact for The Snyder-Hunt Corporation

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

APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 1988.

1. A scenic easement for landscaping and natural areas will be provided Twenty-Five (25) feet in width adjacent to the easterly right-of-way line of Proposed Park Terrace Drive, except to the extent necessary for utility easements, signage, roads, access drive-ways for major project areas 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 thereof.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such easement areas, and, if so removed, additional plantings shall be added. Where the placement of utility easements within a scenic easement area results in the inability of the owner to provide adequate screening within such scenic easement area, additional plantings shall be provided adjacent to such scenic easement area to provide appropriate screening for uses on the Property.

2. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Proposed Park Terrace Drive.

3. Homes shall have a minimum of 1,700 square feet of finished floor area. The aggregate density shall not exceed 3.0 units per acre.

4. The visible portions of exterior residence foundations shall be constructed of brick, stone or finished stucco.

5. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.

PLANNING OFFICE

C-640-88

6. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.

7. The maximum number of residential units which may be constructed on the Property and the remainder of the land which was the subject of Conditional Rezoning Case C-109C-86 shall not exceed 1,650.

8. Owner shall submit a Drainage Impact Study to the County prior to the development of the Property; to the extent required to prevent down stream flooding (100 year design storm), on-site storm water retention shall be provided so that the rate of runoff of water that would be produced by a fifty (50) year storm, will not exceed the rate of runoff of water that would be produced by a ten (10) year storm had the Property not been so developed.

9. No one shall request or be entitled to receive Certificates of Occupancy for more than 400 residential units per year within the area consisting of the Property and the land which was the subject of Conditional Rezoning Case C-109C-86 commencing January 14, 1986, except as provided in the next sentence. Certificates of Occupancy for more than 400 residential units per year shall be available during a given year to the extent that in prior years, Certificates of Occupancy have been issued for fewer than 400 residential units in any given year on all of the property to which this and the foregoing zoning case apply.

APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 1988.