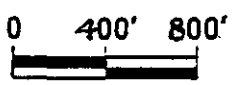


COUNTY OF HENRICO PLANNING OFFICE

TOWNHOUSES, CONDOS, APARTMENTS
OFFICES & COMMERCIAL

Pt. 70-B1-1
TUCKAHOE DISTRICT

C-66C-88



JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

October 18, 1988

Re: Conditional Rezoning Case C-66C-88

Mr. E. Carlton Wilton
10625 Patterson Ave.
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone from A-1 Agricultural and B-1 Neighborhood Business to R-4C One Family Residence (Conditional), B-2C Business (Conditional), O-2C and O-3C (Conditional) and RTHC Residential Townhouse Districts (Conditional). The parcels were rezoned and are described as follows:

Part of Parcel 70-B1-1:

Parcel 1 - Rezoned to R-4C

From the point of intersection of the north R/W line of Ridgefield Parkway and the west R/W line of Cambridge Drive Extended; thence N. $16^{\circ} 33' 08''$ E., 87.18' to a point; thence along an arc to the left with a radius of 769.47', 431.02' to a point; thence along another arc to the left with a radius of 867.63', 96.57' to the place and point of beginning; thence along an arc to the left with a radius of 867.63', 132.21' to a point; thence N. $30^{\circ} 39' 00''$, 118.37' to a point; thence N. $59^{\circ} 21' 00''$ E., 365.94' to a point; thence along an arc with a radius of 1570.00', 200.00'; thence N. $66^{\circ} 38' 00''$ E., 500.00' to a point; thence S. $67^{\circ} 36' 32''$ E., 495.38' to a point; thence S. $68^{\circ} 33' 08''$ W., 1387.12' to the point of beginning, containing 9.0 +- acres.

Parcel 2 - Rezoned to R-4C

Beginning at the point of intersection of the N. R/W line of Ridgefield Parkway and the west R/W line of Cambridge Drive Extended; thence N. $16^{\circ} 33' 08''$ E., 87.18' to a point; thence along an arc to the left with a radius of 769.47', 431.02' to a point; thence along another arc to the left with a radius of 867.63', 96.57' to a point; thence N. $68^{\circ} 33' 08''$ E., 13.87.12' to a point; thence S. $67^{\circ} 36' 32''$ E., 491.08' to a point; thence S. $52^{\circ} 55' 27''$ W., 895.24' to a point; thence along a stream approximately 1080' +- to the N. R/W line of proposed Ridgefield Parkway; thence N. $73^{\circ} 26' 32''$ W., 80' +- to the point of beginning, containing 20.8 +- acres.

Parcel 3 - Rezoned to B-2C

Beginning at the point of intersection of the proposed N. line of Ridgefield Parkway and the proposed NW. R/W line of John Rolfe Parkway; thence N. $73^{\circ} 26' 52''$ W. along the proposed N. R/W line of Ridgefield Parkway, 1550.66' +- to a point; thence northeasterly along a stream 1080 +- to a point; thence N. $52^{\circ} 55' 27''$ E., 895.24' to a point; thence S. $48^{\circ} 40' 24''$ E., 796.02' to a point; thence S. $42^{\circ} 07' 54''$ W., 1158.86' to the point of beginning, containing 32.5 +- acres.

October 10, 1988

PARCEL #3

EAST OF CREEK - RIDGEFIELD COMPLEX

REQUESTED B-2C ZONING
32.5+ GROSS ACRES
CASE #C-66C-88

PROFFERS

- A. No building permits may be issued prior to Ridgefield Parkway being constructed and recorded between the Property and Pump Road.
- B. A maximum of 25 acres of the Property may be developed for business use.
- C. That portion of property located in the 100 year flood plain as determined by the County of Henrico drainage engineer shall be used as if zoned C-1 and treated as if zoned C-1 for purposes of any final POD or preliminary subdivision approval.
- D. A landscaped buffer of 25' in width shall be provided along Ridgefield Parkway. The only penetration of this buffer shall be for the purpose of ingress, egress, and signage.
- E. The design of the shopping center shall be architecturally compatible with existing architecture in the area and shall be submitted to the Henrico Planning Commission for approval.
- F. All sides of each building to be constructed on the subject site shall be of the same materials and architectural treatment unless alternative variations are specifically requested of and specifically approved by the Planning Commission at time of POD.

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

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OCT 11 1988

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COUNTY OF HENRICO

Mr. E. Carlton Wilton
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Parcel 4 - Rezoned to O-2C

Beginning at a point on the NW. R/W line of Proposed John Rolfe Parkway 1158.86' northeast of the intersection of said R/W line and the N. R/W line of Proposed Ridgefield Parkway; thence N. $42^{\circ} 07' 54''$ E., 300.00' to a point; thence N. $70^{\circ} 33' 07''$ W., 260.35' to a point; thence N. $70^{\circ} 34' 55''$ W., 200.55' to a point; thence N. $67^{\circ} 36' 32''$ W., 394.00' to a point; thence S. $48^{\circ} 40' 24''$ E., 796.02' to the point of beginning, containing 2.6 +- acres.

Parcel 5 - Rezoned to O-3C

Beginning at a point on the N. R/W line of Ridgefield Parkway Extension and the southeastern R/W line of the Proposed John Rolfe Parkway R/W; thence N. $42^{\circ} 07' 54''$ E., 1101.57' to a point; thence S. $47^{\circ} 52' 06''$ E., 133.85' to a point; thence S. $15^{\circ} 13' 32''$ W., 934.71' to a point; thence westerly along an arc of a circle to the right with a radius of 5053', 117.00' to a point; thence N. $73^{\circ} 26' 52''$ W., 501.00' to the point of beginning, containing 8.3 +- acres.

Parcel 6A - Rezoned to RTHC

Beginning at a point on the S. R/W line of Ridgefield Parkway and the southeastern R/W line of Proposed John Rolfe Parkway R/W; thence S. $73^{\circ} 26' 52''$ E., 539.29' to a point; thence along the arc of a curve to the left having a radius of 5133' +-; 117' +- to a point; thence S. $6^{\circ} 30' +-$ W., 530' +- to a point; thence S. $66^{\circ} 19' 00''$ W., 1600.00' to a point; thence S. $86^{\circ} 58' +-$ W., 326.21' to a point; thence N. $42^{\circ} 07' 54''$ E., 1840.73' to the point of beginning, containing 25 +- acres.

Parcel 6B - Rezoned to R-3C

Beginning at a point on the S. R/W line of proposed Ridgefield Parkway 656' +- east of its intersection of the E. R/W line of proposed John Rolfe Parkway; thence east along said S. R/W line of proposed Ridgefield on an arc with a radius of 5133.00', 1040' +- to a point; thence S. $11^{\circ} 34' 55''$ W., 114.37' to a point; thence west along an arc with a radius of 2904.79', 356.83' to a point; thence S. $66^{\circ} 19' 00''$ W., 795.04' to a point; thence N. $6^{\circ} 30'$ E., 530' +- to the point of beginning,, containing 5 +- acres.

Parcel 7 - Rezoned to O-2C

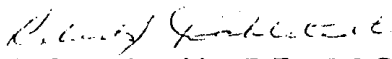
Beginning at the point of intersection of the S. R/W line of Ridgefield Parkway Extension and the Northwest R/W line of Proposed John Rolfe Parkway R/W; thence S. $42^{\circ} 07' 54''$ W., 747.98' along said R/W line to a point; thence N. $10^{\circ} 29' 16''$ W., 757.47' to a point on the S. R/W line of Ridgefield Parkway Extension; thence S. $73^{\circ} 26' 52''$ E., 667.31' along said R/W line to the point of beginning, containing 5.1 +- acres.

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The Board of Supervisors accepted the attached proffered conditions which further regulate the above described parcels 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. Henry L. Wilton

September 14, 1988

PARCEL #1

ONE FAMILY RESIDENCE PARCEL

C-66C-88

file -

REQUESTED R-4C ZONING
9.0± GROSS ACRES
8.1± NET-ACRES
CASE #C-66C-88

PROFFERS

- A. A landscaped buffer of 40' in width along Cambridge Drive shall be left in its natural state except for the removal of dead and damaged plant material with additional planting as required or approved by the Planning Commission pursuant to POD approval. The only penetration of this proffer shall be for the purpose of ingress, egress, and signage.
- B. Each single family dwelling constructed on the subject property shall have a minimum of 1500 sq. ft. of finished floor area.
- C. Dwelling foundations shall be constructed of brick or parged masonry material on all four sides.

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

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PLANNING OFFICE
COUNTY OF HENRICO

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October 10, 1988

PARCEL #2

ONE FAMILY RESIDENCE PARCEL

REQUESTED R-4C ZONING
20.0+ GROSS ACRES
19.5+ NET ACRES
CASE #C-66C-88

PROFFERS

- A. That portion of property located in the 100 year flood plain as determined by the County of Henrico drainage engineer shall be used as if zoned C-1 and treated as if zoned C-1 for purposes of any final POD or preliminary subdivision approval.
- B. A buffer of 40' in width along Cambridge Drive shall be left in its natural state except for the removal of dead and damaged material with additional planting as required or approved by the Planning Commission pursuant to POD approval. The only penetration of this buffer shall be for the purpose of ingress, egress, and signage.
- C. Each single family dwelling constructed on the subject property shall have a minimum of 1500 sq. ft. of finished floor area.
- D. Dwelling foundations shall be constructed of brick or parged masonry on all four sides.

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

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COUNTY OF HENRICO

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PARCEL #4

OFFICE PARCEL

REQUESTED 0-2C
2.5± GROSS ACRES
CASE #C-66C-88

PROFFERS

- A. No building permits shall be issued prior to Ridgefield Parkway being constructed and recorded between the John Rolfe Parkway and Pump Road and John Rolfe Parkway being constructed and recorded between Ridgefield Parkway and the Property.
- B. No building shall exceed three (3) stories in height.
- C. All sides of each building to be constructed on the subject site shall be of the same materials and design unless alternatives are specifically requested of and specifically approved by the Planning Commission at the time of POD.
- D. A buffer of 15' in width along John Rolfe Parkway shall be left in its natural state except for the removal of dead and damaged material with additional planting as required or approved by the Planning Commission pursuant to POD approval. The only penetration of this buffer shall be for the purpose of ingress, egress, and signage.

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

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COUNTY OF HENRICO

October 10, 1988

PARCEL #5

OFFICE PARCEL EAST OF JOHN ROLFE PARKWAY

REQUESTED 0-3C ZONING
8.3± NET USABLE ACRES
CASE #C-66C-88

PROFFERS

- A. No building shall exceed three (3) stories in height.
- B. No building permit shall be issued prior to Ridgefield Parkway being constructed and recorded between the property and Pump Road.
- C. A buffer of 15' in width along John Rolfe Parkway shall be left in its natural state except for the removal of dead and damaged material with additional planting as required or approved by the Planning Commission pursuant to POD approval. The only penetration of this buffer shall be for the purpose of ingress, egress, and signage.
- D. All sides of each building to be constructed on the subject site shall be of the same materials and design unless alternatives are specifically requested of and specifically approved by the Planning Commission at the time of POD.

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

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COUNTY OF HENRICO

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PARCEL #6-A

SEE ~~ATTACHED~~ PLAT IN FILE

EAST OF JOHN ROLFE PARKWAY - TOWNHOUSES/CONDOS

REQUESTED RTH-C
25 NET USABLE ACRES
CASE #C-66C-88

PROFFERS

- A. A two lane public road (standard) shall be completed and recorded within the John Rolfe Parkway along the western boundary of the Property as the abutting portion of the Property is developed.
- B. A master plan for the entire site shall be submitted with the first POD on the Property in order to determine the location and total number of access points for the development. A revised master plan shall be submitted at time of POD for any subsequent portion of the Property.
- C. Density shall be no greater than 6.5 units per acre.
- D. No building shall exceed two (2) stories in height.

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

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COUNTY OF HENRICO

October 10, 1988

PARCEL #6-B

SEE ~~ATTACHED~~ PLAT IN FILE

ONE FAMILY RESIDENCE PARCEL

REQUESTED R3-C
5 NET USABLE ACRES
CASE #C-66C-88

PROFFERS

- A. A planting strip consisting of white pines (a minimum 5' in height) to be planted within the Oak Ridge property line 10' on center as shaded in red on the attached plat.
- B. No egress or ingress shall be provided to the Oak Ridge community.
- C. Density shall be no greater than 2.5 units per acre.
- D. A 100' natural buffer area abutting the Oak Ridge property line shall be left in its natural state except for the removal of dead and damaged plant material with additional planting as required or approved by the Planning Commission pursuant to POD approval.

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

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COUNTY OF MEXICO

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PARCEL #7

OFFICE PARCEL

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REQUESTED 0-2C
5.1± GROSS ACRES
4.1± NET USABLE ACRES
CASE #C-66C-88

SEP 15 1988

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS

- A. No building shall exceed three (3) stories in height.
- B. A POD shall be submitted for each building or development on subject property.
- C. An undulating landscaped earth berm shall be constructed along the access road, Ridgefield Parkway, and John Rolfe Parkway and between the subject property and Stonequarter in order to screen the adjacent residential districts and provide additional separation for this development. The only penetration of this buffer shall be for the purpose of ingress and egress as approved by POD.
- D. A two lane public road (standard) shall be completed and recorded within the abutting John Rolfe Parkway corridor on the eastern side of the Property is developed.
- E. No building permits shall be issued prior to Ridgefield Parkway being constructed and recorded between the Property and Pump Road.
- F. All sides of each building to be constructed on the subject site shall be of the same materials and design unless alternatives are specifically requested of and specifically approved by the Planning Commission at the time of POD.
- G. A buffer of 15' in width adjacent to the Stonequarter Subdivision shall be left in its natural state except for the removal of dead and damaged material with additional planting as required or approved by the Planning Commission pursuant to POD approval. The only penetration of this buffer shall be for the purpose of ingress, egress, and signage.

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