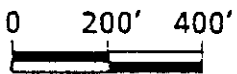


COUNTY OF HENRICO PLANNING OFFICE

TOWNHOUSES FOR SALE
C-2C-89

PT. 91-B2-11
BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

February 14, 1989

Re: Conditional Rezoning Case C-2C-89

Laurel Lakes Associates
c/o Mr. Marcus M. Weinstein
P. O. Box 31335
Richmond, Virginia 2329401335

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from R-2 One Family Residence and M-1 Light Industrial to RTHC Residential Townhouse District (Conditional), described as follows:

Part of Parcel 91-B2-11:

Beginning at the intersection of the E. line of Bush Drive extended with the N. line of Hungary Spring Road extended; thence N. $73^{\circ} 41' 43''$ E., 16.41' to a point on the N. line of Hungary Spring Road; thence along a curve to the right having a radius of 760.00' and an arc length of 311.99', being subtended by a chord of N. $85^{\circ} 27' 21''$ E., 309.81' to a point of the N. line of proposed Hungary Spring Road; thence N. $09^{\circ} 49' 18''$ E., 280.45' to a point being the point of beginning; thence N. $09^{\circ} 49' 18''$ E., 119.80' to a nail in a stone; thence S. $73^{\circ} 32' 49''$ E., 1157.77' to a rod; thence S. $12^{\circ} 15' 34''$ W., 119.32' to a point; thence N. $73^{\circ} 32' 49''$ W., 1152.66' to the point of beginning, containing 3.1559 acres more or less.

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
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. Jay M. Weinberg



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

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:

LAUREL LAKES ASSOCIATES

By [Signature] Attorney-in-Fact Date 2/7/89

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

C-2C-89
Laurel Lakes Associates
Proposed RTHC

FEB 8 1989 12:00 PM
PLANNING OFFICE
COUNTY OF HENRICO

1. Parking Lot Lighting. Lighting in parking areas shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent residential areas and be of such type as is required by the Planning Commission at the time of Plan of Development approval.
2. Landscaping. Supplemental landscaping shall be provided as required by the Planning Commission at the time of Plan of Development approval, including, but not limited to, a natural buffer area in the common area of the townhouse development of at least thirty-five (35) feet in width across the northern boundary of the Property, except to the extent necessary for utilities easements which shall be generally perpendicular to the affected buffer areas or other purposes requested and specifically permitted by the Planning Commission at the time of subdivision or Plan of Development review or by any other governmental body. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from the areas and, if so removed, additional plantings shall be added. Landscaped berms may be located within the aforesaid buffer areas to enhance the screening effect of the buffer areas, as determined at the time of Landscaped Plan or Subdivision review.
3. Use Restriction. No portion of the Property shall originally be constructed for use as multi-family rental apartment units.
4. Exterior Walls. The exterior finished walls of buildings shall be finished construction materials but shall not include block finish exterior above the foundation line and shall be complimentary in design to any residential development on adjoining properties as determined by the Planning Commission at the time of Plan of Development approval.

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PLANNING OFFICE

5. Height Restriction. No building on the Property shall exceed forty-five (45) feet in height above the finished grade.

6. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

RECEIVED

FEB 8 1989

PLANNING OFFICE
COUNTY OF HENRICO

P-2-12 C-2C-89
ACCEPTED BY BOARD OF SUPERVISORS FEB. 8, 1989