

155
163

A-1

EASTPARK COURT
SAMMIS BUSINESS CENTER

M-2C INTERSTATE 64

M-1

AIRPORT APPROACH ZONE

INTERNATIONAL TRADE DRIVE

PROPOSED

INTERNATIONAL CENTRE

AIRPORT

R-3 To M-1C
10.44 ac.

M-1C R-3

M-1

A-1 AUDUBON DRIVE

R-3

B-3

SANBURN DRIVE

B-3

COUNTY OF HENRICO PLANNING OFFICE

11-B2-13

VARINA DISTRICT

JAS

INDUSTRIAL USE
C-55C-90



C.Z.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 20, 1990

Re: Conditional Rezoning Case C-55C-90

Mr. Paul Gordon, et. al.
102 N. 5th St.
Richmond, Va. 23219

Dear Mr. Gordon:

The Board of Supervisors at its meeting on November 14, granted your request to conditionally rezone from R-3 One Family Residence to M-1C Light Industrial District (Conditional), property described as follows:

Parcel 11-B2-13:

Beginning at a point in the northerly right-of-way line of Audubon Drive; thence N. 46° 30' 11" E., 98.05' to a point; thence N. 32° 10' 45" E., 322.50' to a point; thence N. 04° 33' 52" E., 640.00' to a point; thence S. 31° 39' 53" E., 1447.66' to a point in the northerly right-of-way line of Audubon Drive; thence along Audubon Drive the following: N. 71° 38' 24" W., 394.77'; thence 363.75' along the arc of a curve to the left having a radius of 2030.00'; thence N. 81° 54' 24" W., 328.72' to the point of beginning, containing 10.44 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):

1. Any building constructed on the approximately two acres facing Audubon Drive will be constructed in such a manner that the front of the building will face Audubon Drive.
2. No loading docks or doors will be allowed on the fronts of buildings facing Audubon Drive.
3. The architectural facade treatment of all buildings on this site will be compatible with previously approved and constructed buildings in the immediate vicinity. No concrete masonry units (CMU, concrete block, cinder block, Solite block or other variations) will be used as a finish material on the front of any building on this site.
4. Access to the portion of the site fronting on Audubon Drive will be limited to the one access point on Audubon Drive.
5. A twenty-five foot (25') landscape buffer will be retained along the Audubon Drive frontage, except for where there is a need for access into the site for construction and development.

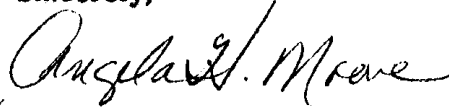
The buffer will conform to the requirements of the transitional buffer 25 of the

Mr. Paul Gordon
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November 20, 1990

recently adopted County of Henrico Landscape Ordinance. Existing vegetation will be preserved to the extent possible during construction. Nursery provided material will be used to supplement the native vegetation as necessary to provide the required buffer.

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,



Angela H. Moore
W. F. LaVecchia, P.E., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Philip A. Shaw