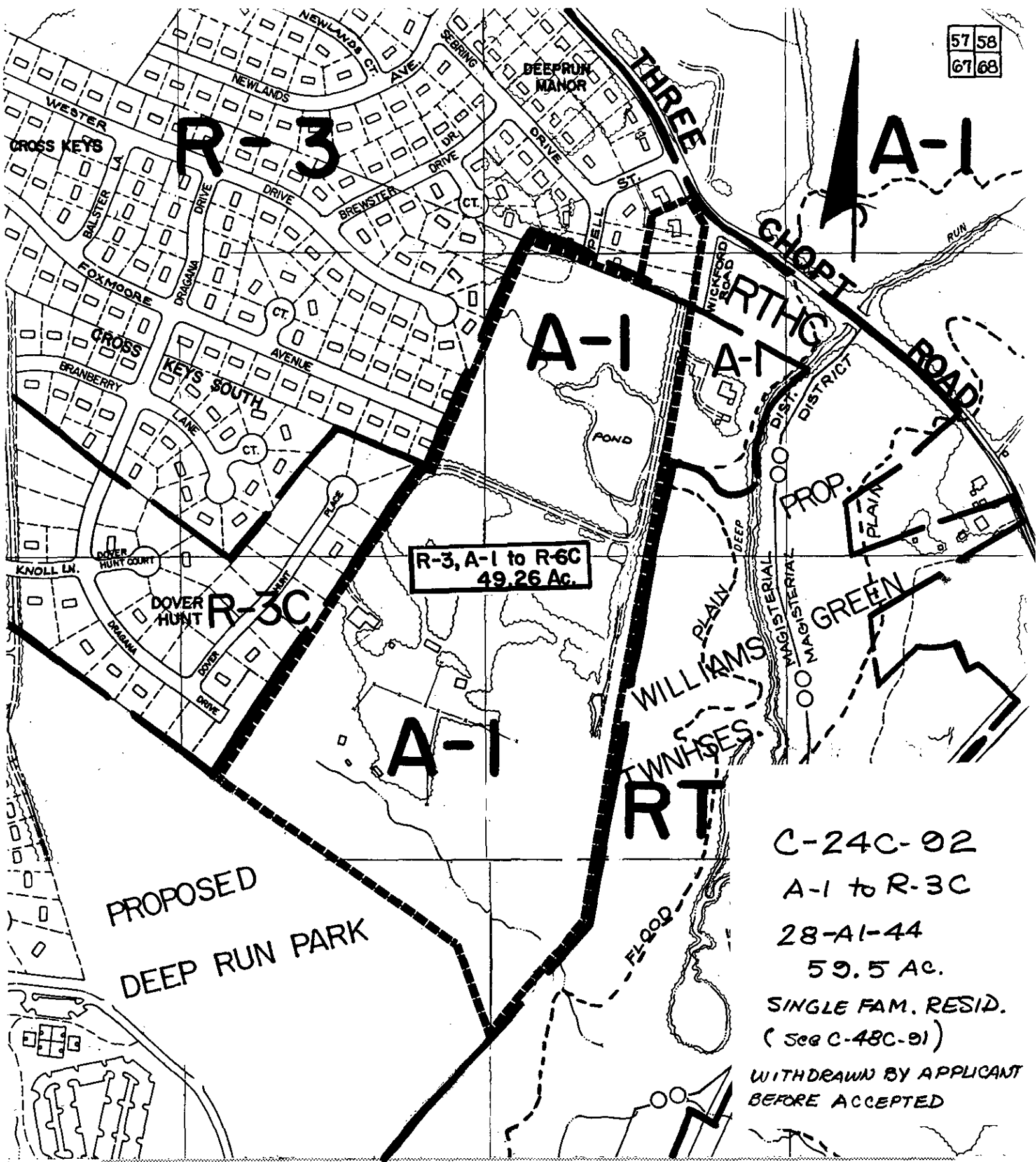


57 58
67 68



R-3, A-1 to R-6C
49.26 Ac.

C-24C-02
 A-1 to R-3C
 28-A1-44
 59.5 AC.
 SINGLE FAM. RESID.
 (See C-48C-91)
 WITHDRAWN BY APPLICANT
 BEFORE ACCEPTED

LIFE CARE FACILITY

C-23C-92

78-B2-51 & Pt. 78-B2-5

THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 15, 1992

This is a correction of our letter sent to you on July 14, 1992.

Re: Conditional Rezoning Case C-23C-92

Mr. & Mrs. Matthew T. Blackwood
10603 Three Chopt Road
Richmond, Virginia 23233

Dear Mr. and Mrs. Blackwood:

The Board of Supervisors at its meeting on July 8, granted your request to conditionally rezone property from A-1 Agricultural and R-3 One Family Residence District to R-6C General Residence District (Conditional), Parcel 78-B2-51 and part of Parcel 78-B2-5, Deep Run Manor Subdivision, Section A, Block A, Lots 1, 2, and 3, described as follows:

Beginning at a point where the southern and eastern right-of-way lines of Wickford Road intersect and terminate, thence S. $9^{\circ} 13' 30''$ W., 1,666.56' to a point; thence S. $11^{\circ} 38' 55''$ W., 446.04' to a point; thence S. $38^{\circ} 44' 25''$ W., 469.75' to a point; thence N. $23^{\circ} 00' 35''$ W., 341.56' to a point; thence N. $55^{\circ} 04' 55''$ W., 685.12' to a point; thence N. $54^{\circ} 52' 40''$ W., 262.81' to a point; thence N. $32^{\circ} 27' 15''$ E., 1234.80' to a point; thence S. $70^{\circ} 33' 30''$ E., 22.41' to a point; thence N. $20^{\circ} 08' 10''$ E., 806.51' to a point; thence S. $71^{\circ} 27' 50''$ E., 632.85' to the point and place of beginning and containing 48.135 acres of land. **The aggregate acreage described above totals 49.255 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. Buffers. For purposes of lessening the visual impact of the development of a life care facility on the Property on adjacent land, buffers consisting of berms, landscaped or natural areas, or combinations thereof, will be provided as set forth below, except to the extent necessary for utility easements, storm water detention, signage, nature trails, access to and from public or private rights-of-way and other purposes, specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body or agency:
 - a. A minimum of eighty (80) feet in width shall be provided along the southern boundary of Tax Parcel No. 57-A-71.

- b. A minimum of thirty (30) feet in width shall be provided along the northern and eastern boundaries of Tax Parcel No. 57-A-71.
- c. A minimum of one hundred (100) feet in width shall be provided along the southernmost nine hundred (900) feet of the western boundary and a minimum of thirty (30) feet along the remainder of such boundary of Tax Parcel No. 57-A-71.

All residential structures shall be set back a minimum of fifty (50) feet from the boundaries of the Property.

- 2. Screening. All heating and cooling equipment, all trash receptacles and areas designated for the unloading of supplies associated with the operation of a life care facility shall be screened from public view at ground level at the boundaries of the Property. This requirement shall not apply to one or two family residential units.
- 3. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body or agency. Except for decorative or period style lighting fixtures or tree-mounted lighting, parking lot lighting shall be produced from concealed sources of light and shall not exceed one-half (1/2) foot candle at the boundaries of the Property.
- 4. Access. Upon the development of a life care facility, the principal means of access to and from the Property shall be limited to Wickford and/or Three Chopt Roads. There will be no access to the Property via existing Dragana Drive, Foxmoore Avenue and Pell Street, except to permit access to emergency vehicles from Dragana Drive, unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body or agency. The aforesaid emergency access drive shall not be used if vehicular access to Three Chopt Road and/or Wickford Road is available.
- 5. Drainage. On-site storm water detention shall be provided, if necessary, 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 developed for a life care facility unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body or agency.

6. Natural Swales. To the extent practical, drainage swales shall be in a natural state or of grass rather than concrete or asphalt, unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body or agency.
7. Elevation and Master Plan. Subject to compliance with the proffers applicable to this case, the Property shall be developed in substantial conformance with and reflecting the general intent of the rendering of the building elevation and the conceptual master plan entitled "Virginia United Methodist Home, Henrico County, Virginia", prepared by Newman & Jones P.A., dated April 10, 1992, copies of which have been filed with this case as Exhibits A and B, respectively, unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development or subdivision review or by any other governmental body or agency.
8. Use. The only principal uses permitted on the Property shall be for residential living facilities within the definition of a Life Care Facility as defined in Section 22-36.1 of the Henrico County Zoning Ordinance, nursing home, convalescent home, home for the aged, child and/or adult day care centers and those uses permitted in, and as regulated by, the R-3 District, and other uses customarily accessory and incidental to any permitted use.
9. Park Access. Pedestrian access to Deep Run Park shall be permitted across the southwestern corner of the Property.
10. Height. No building constructed on the Property, exclusive of the residential cottages, shall exceed forty-five (45) feet in height at the front entrance of the building (north side facing Three Chopt Road), measured from the finished floor elevation of the entrance floor to the uppermost ridgelines of the roof, exclusive of chimneys, cupolas, balustrades finials and other architectural design features that may extend above the ridge of the roof.
11. Residential Units. No more than four hundred (400) residential units shall be constructed on the Property unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review, or by any other governmental body or agency.
12. Child Care Facility. No child care facility shall be constructed within one hundred fifty (150) feet of any single family detached residential home adjacent to the Property unless otherwise requested, described and specifically permitted, or if required, by the Planning Commission at the time of Plan of Development review, or by any other governmental body or agency.

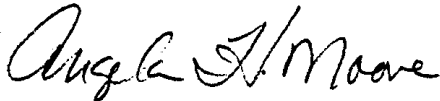
Mr. & Mrs. Matthew T. Blackwood
July 15, 1992

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13. Severance. The unenforceability or 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.

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,


for Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index]
Virginia United Methodist Homes, Inc.
Messrs. Jay M. Weinberg, Esquire &
James W. Theobald