

COUNTY OF HENRICO PLANNING OFFICE

PT. 79-AI-22  
TUCKAHOE DISTRICT

SINGLE FAMILY RESIDENTIAL

C-3C-92



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

March 17, 1992

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-3C-92

Earl Thompson, Inc.  
2200 Pump Road, Suite 205  
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on March 11, granted your request to conditionally rezone property from A-1 Agricultural to R-5C General Residence District (Conditional), Part of Parcel 79-A1-22, described as follows:

Beginning at a point at the intersection of the centerline of Ridgefield Parkway and the centerline of Pump Road; thence W. along the centerline of Ridgefield Parkway the following four (4) courses: 1. S. 58° 00' 47" W., 1478.80' to a point; 2. thence along a curve to the right having a radius of 2864.79' and a length of 859.38' to a point; 3. thence along a curve to the right having a radius of 1909.86' and a length of 791.67' to a point; 4. thence N. 81° 02' 58" W., 282.05' to a point; thence leaving said centerline of Ridgefield Parkway in a direction and distance of N. 18° 48' 30" E., 874.47' to the point and place of beginning; thence N. 13° 43' 20" W., 358.35' to a point; thence S. 67° 12' 05" E., 248.08' to a point; thence S. 29° 34' 34' 04" W., 290.00' to said point and place of beginning, containing 0.818 (35,632 SF) as shown on plat by J. K. Timmons & Assoc., P.C. entitled Compiled Plat of a Parcel of Land North of Ridgefield Parkway and Dated December 30, 1991.

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. The aggregate density of development on the Parcel, zoned R-5, shall not exceed an average of four (4) dwelling units per acre.
2. Foundations. The exterior portions of single-family residence foundations shall be constructed of brick, stone or finished stucco.
3. Clearing. To the extent reasonably practicable during initial development, the clearing of mature trees on single-family residential lots shall be limited to trees and areas required to accommodate the residence and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.

4. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Parcel 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 Parcel.
  
5. Conservation Areas. Notwithstanding the uses permitted and regulated by the zoning on the Parcel, and/or regulations defined by the Chesapeake Bay Preservation Act, such portion(s) of the Parcel which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Parcel which may be inundated by water impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
  - (a) Storm water management and/or detention areas.
  - (b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
  - (c) Access drives, walkways and recreational amenities installed in a manner to minimize their impacts.
  - (d) Such additional uses to the uses identified in (a), (b) and (c) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the County Code (the "Zoning Ordinance").

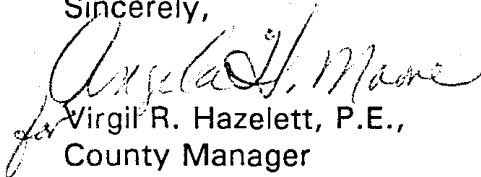
The location and limits of such portion(s) of said Parcel shall be established by Plan(s) of Development approved pursuant to Section 22-106 of the Zoning Ordinance.
  
6. Pedestrian and Bicycle Access. Pedestrian and bicycle access ways will be given consideration during the design phase and at the time of Plan of Development and/or Subdivision approval.

Earl Thompson, Inc.  
March 17, 1992

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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  
J. K. Timmons & Assocs., P.C.