



A-1 To O-3C  
4.7 Ac.

A-1 To R-4C  
28.3 Ac.

Pt. 70-B1-1

SINGLE-FAM. RESID./OFFICES

THREE CHOPT DISTRICT

**C-42C-92**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 17, 1992

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-42C-92

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

Dear Mr. Wilton:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from A-1 Agricultural to R-4C One Family Residence District (Conditional) and O-3C Office District (Conditional), Part of Parcel 70-B1-1 and Parcel 79-A1-22, described as follows:

Beginning at a point at the intersection of Ridgefield Parkway and the proposed centerline of John Rolfe Parkway; thence S.  $73^{\circ} 27' 10''$  E., 697' +/- to a point; thence N.  $15^{\circ} 13' 32''$  E., 40' +/- to a point beginning being the point of the parcel to be rezoned; thence N.  $15^{\circ} 13' 32''$  E., 918.44' +/- to a point; thence N.  $47^{\circ} 52' 06''$  W., 132.16' to a point; thence N.  $42^{\circ} 07' 54''$  E., 350.00' to a point; thence S.  $70^{\circ} 33' 07''$  E., 916.08' to a point; thence S.  $67^{\circ} 12' 05''$  E., 72.96' +/- to a point; thence S.  $13^{\circ} 43' 20''$  E., 358.35' to a point; thence S.  $18^{\circ} 48' 30''$  E., 833.87' +/- to a point; thence along the right of way of Ridgefield Parkway N.  $81^{\circ} 03' 28''$  W., 423.72' +/- to a point; thence along a curve to the right with a radius of 4543.66', a length of 603' to a point; thence N.  $73^{\circ} 27' 10''$  E., 123' +/- to the point and place of beginning, containing 33.0 +/- acres as shown in the aggregate for parcels 1 and 2 on the attached plan (See case file).

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):

R-4C Proffers

1. All exterior foundations to be constructed of brick.
2. All lots, except those touching the turnaround of a cul-de-sac, shall be at least 70 feet wide at the front building line.
3. The minimum floor areas shall be at least 1,400 square feet.
4. Any lot with a rear yard abutting Ridgefield Parkway, proposed John Rolfe Parkway, or proposed entrance road along the R-4C and O-3C zoning line shall have a landscaping easement at least 25 feet wide. Any lot with a side yard abutting the proposed entrance road shall have a landscaping easement at least 10 feet wide. The landscape easement shall permit fences, berms, screens, perennial plants, and subdivision signs; or used for other purposes if specifically requested, described, and approved by the Planning Commission.
5. The developer shall strive to retain and protect as many desirable trees as practical in the landscape easements and throughout the subdivision.
6. The owner shall dedicate 40 feet of right of way and reserve 20 feet for future right of way along John Rolfe Parkway. Any additional right of way along Ridgefield

Mr. E. Carlton Wilton  
November 17, 1992

2

Parkway as determined at the time of Plan of Development or subdivision approval shall also be dedicated by the owner. The landscaping easement shall be outside of the reserve strip.

7. All chimneys on residential dwellings will have a brick exterior finish.

Q-3C Proffers:

1. No building shall exceed three (3) stories in height.
2. 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.
3. Roof top heating and air conditioning equipment shall be screened from public view at ground level at the property line in a manner approved at the time of Plan of Development review.
4. Trash receptacles shall be screened from public view at ground level in a manner approved at the time of Plan of Development review at the property line.
5. A 25 foot landscape easement will be along Ridgefield Parkway.

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,



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

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Earl Thompson, Inc.