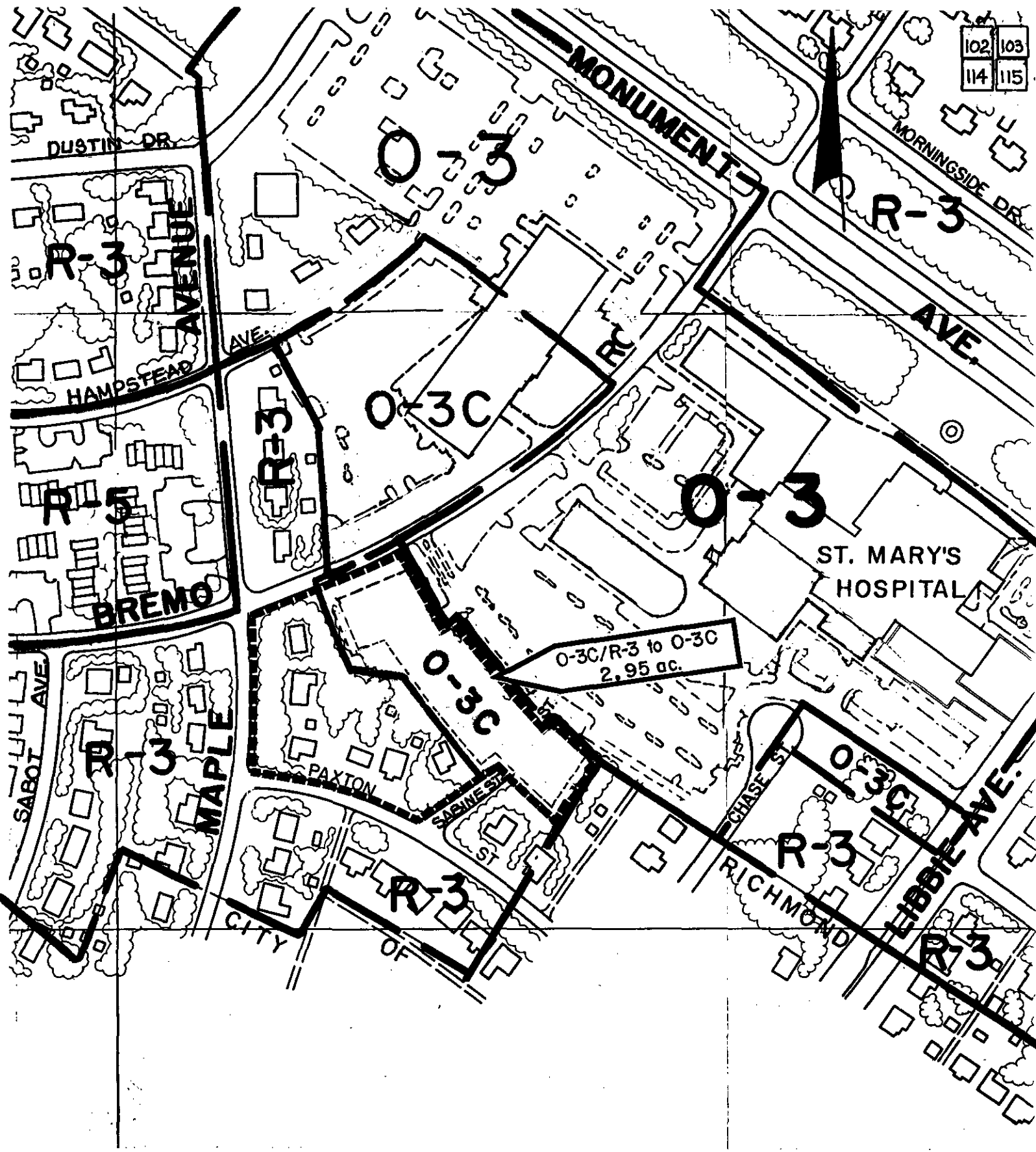
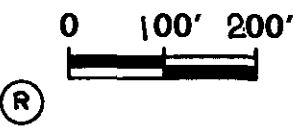


102	103
114	115



MEDICAL OFFICE /
HEALTH CARE FACILITY
C-19C-93



95A-A2-7 PT. 94-B2-12
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

May 18, 1993

Re: Conditional Rezoning Case C-19C-93

Mr. Kyle Woolfolk
Rehabilitation Associates, L.P.
435 Southlake Blvd.
Richmond, Virginia 23236

Dear Mr. Woolfolk:

The Board of Supervisors at its meeting on May 12, granted your request to conditionally rezone property from O-3C Office District (Conditional) and R-3 One Family Residence District to O-3C Office District (Conditional), Parcel 95A-A2-7 and part of 94-B2-12, being 2.95 +- acres, Westview Subdivision C, Block 6, Lots 26, 27, 28, 36, 37, and 38, less and except adjacent 16 foot alleys and vacated portions of Westview, Section C, Block 5, Lots 15, 16 and Sabine Street, Block 6, Lots 24, 25, 34, 35 and portions of a 16-foot alley, described as follows:

Parcel 1 - Lots 36, 37 and 38, Westview Subdivision C:

Beginning at a point marking the intersection of the northern line of Paxton Street with the eastern line of Maple Avenue; thence from the said point of beginning along the eastern line of Maple Avenue in a northerly direction, 239.14' to the southern line of Bremono Road; thence along the southern line of Bremono Road in an easterly direction 100.00' to a point in the western line of a 16' alley; thence along said 16' alley in a southerly direction a total distance of 308.5' to a point in the northern line of Paxton Street; thence along the northern line of Paxton Street in a westerly direction 114.57' to the point of beginning, containing approximately 0.763 acres of land.

Parcel 2 - Lots 26, 27, and 28, Westview, Subdivision C, and vacated Lots 15, 16, 24, 25, 34 and 35, Westview, Subdivision C and the vacated portion of Sabine Street in front of Lots 15 and 16 and the vacated portion of a 16' alley at the rear of Lots 24 and 25:

Beginning at a point marking the intersection of the northern line of Paxton Street with the western line of Sabine Street; thence from said point of beginning along the northern line of Paxton Street in a westerly direction 150.0' to a point in the eastern line of a 16' alley; thence along the eastern line of said 16' alley in a northerly direction a total distance of 246.0' to a point in the northern terminus of said alley; thence along the northern terminus of said alley in a westerly direction 19.2' to a point in the western line of said alley (said point being at the rear of Lot 34); thence along the western and northern lines of said 16' alley a total distance of 236.9' to a point in the southern line of Bremono Road; thence along the southern line of Bremono Road in an easterly direction 120.0' to a point; thence in a southern direction along the eastern line of Lot 34 174.0' to a point in the western line of a former 16' alley (now vacated); thence along said western line of said 16' alley (now vacated) in a northerly direction 43.0' to a point; thence along the northern terminus of said vacated alley and the northern line of Lot 24 a total distance of 173.65' to a point in the former western line of

Sabine Street; thence along the former western line of Sabine Street in a northerly direction 34' to a point; thence along the former northern terminus of Sabine Street and the northern line of Lot 15, a total distance of 181.6' to a point in the western line of a 16' alley; thence along the western line of said 16' alley in a southerly direction 144.0' to a point; thence along the southern line of Lot 16 and its projection in a westerly direction 204.0' to a point in the western line of Sabine Street; thence along the western line of Sabine Street in a southerly direction 154.0' to the point of beginning, containing approximately 0.700 acre of land in Lots 26, 27 and 28 and approximately 1.492 acres of land in the vacated areas totaling 2.192 acres for Parcel 2.

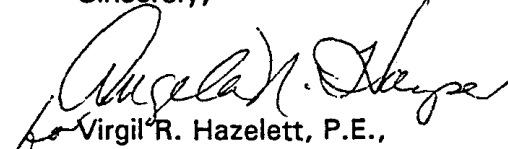
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Architectural Treatment. The exposed portions of each exterior wall surface (front, rear and sides) of the principal building to be constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. The building shall have exposed exterior walls (above finished grade) of either a combination of brick and glass with aluminum and drivit or stucco trim or other equivalent permanent architecturally finished materials if specifically approved by the Planning Commission at the time Plan of Development review.
2. Use Restrictions. The Property may only be used for a medical office building and health related facilities, parking and uses incidental and accessory thereto.
3. Access. There shall be no vehicular access to or from the Property to or from Maple Avenue; nor any access to or from the Property to or from Paxton Street so long as the properties across Paxton Street are used for residential purposes, unless otherwise required by any governmental body having jurisdiction with respect thereto.
4. HVAC. Roof-top heating and air conditioning equipment shall be screened from public view at ground level at the property lines by means of parapets or other architectural features in a manner approved by the Planning Commission at the time of Plan of Development review.
5. Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (such as shoebox type) and the lighting filament shall not extend below the frame of the light fixture. Lighting shall be reduced to no more than one-half (1/2) foot candle at the southern and western property lines adjacent to residentially zoned property, following the close of business operation as long as such properties are zoned for residential purposes.
6. Trash Receptacles. Central trash receptacles shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of Plan of Development review.
7. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday.

8. Landscaped Buffers. A natural and/or landscaped buffer area, a landscaped berm or a combination thereof will be provided for a minimum width of twenty-five (25) feet along the southern and western boundaries of the Property, except to the extent necessary or allowed for vehicular site distance requirement, utility easements, grading and such other purposes as may be requested and specifically permitted, or if required by the Planning Commission at the time of Plan of Development review. All healthy, mature trees within said buffer area shall, to the extent reasonably practicable, be saved and such buffer area shall be landscaped as required by the Planning Commission at the time of Plan of Development review. Any utility easements of uses permitted within the aforesaid buffer area shall be generally perpendicular to the buffer area unless otherwise requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review and, where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practicable. The aforesaid buffers shall be provided and maintained by the owner of the Property and no vehicles shall be parked in any of the aforesaid buffer areas. This proffer shall be effective only so long as the adjoining property or the property across any street shall continue to be zoned for residential purposes.
9. Traffic Study. The principal building on the Property shall not exceed 22,900 square feet without a traffic impact study being submitted to and approved by the County of Henrico.
10. Building Height. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty-three (33) feet in height exclusive of any architectural design feature such as the Atrium.
11. 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.

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
Mr. Jay M. Weinberg, Esquire
St. Mary's Hospital of Richmond, Inc.