

PT. 78-B2-16 & 17

THREE CHOPT DISTRICT

LIFE CARE FACILITY
C-26C-93



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 20, 1993

Re: Conditional Rezoning Case C-26C-93

Dr. William J. Fink, President
Virginia United Methodist Homes, Inc.
7113 Three Chopt Road, Suite 300
Richmond, Virginia 23226

Dear Doctor Fink:

The Board of Supervisors at its meeting on July 14, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional), Part of Parcels 78-B2-16 and 17, described as follows:

Parcel A: Part of Parcel 78-B2-17:

Beginning at the intersection of the S. line of Three Chopt Road and the E. line of Wickford Road; thence S. $11^{\circ} 03' 38''$ W., 272.00' to a point; thence S. $11^{\circ} 00' 25''$ W., 548.01' to a point on the centerline of Deep Run Creek being the true point of beginning; thence in an easterly direction along the centerline of Deep Run Creek 447.7' +- to a point; thence continuing in a southeasterly direction along the centerline of Deep Run Creek 2,287.5' +- to a point; thence N. $88^{\circ} 49' 38''$ W., 788.27' to a point; thence N. $40^{\circ} 28' 14''$ E., 806.35' to a point; thence N. $13^{\circ} 23' 53''$ E., 446.00' to a point; thence N. $10^{\circ} 56' 53''$ E., 1,119.53' +- to a point; thence N. $11^{\circ} 00' 25''$ E., 21.4' +- to a rod in Deep Run Creek, being the true point and place of beginning, containing 24.4 +- acres.

Parcel B: Part of Parcel 78-B2-16:

Beginning at the intersection of the S. line of Three Chopt Road and the E. line of Wickford Road; being the true point and place of beginning; thence along said S. line of Three Chopt Road the following three (3) courses: (1) S. $52^{\circ} 13' 10''$ E., 96.03' to a point; thence (2) along a non-tangent curve to the left having a radius of 1465.40' and a length of 130.00' to a point; thence (3) S. $51^{\circ} 37' 57''$ E., 355.62' +- to the centerline of Deep Run Creek; thence along the centerline of Deep Run Creek in a southwest direction for a distance of 84.8' +- to a point; thence leaving said centerline of Deep Run Creek N. $70^{\circ} 33' 57''$ W., 471.13' +- to a point on the E. line of Wickford Road; thence along said E. line of Wickford Road N. $11^{\circ} 03' 38''$ E., 272.00' to a point on the S. line of Three Chopt Road; being the true point and place of beginning, containing 2.0 +- 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. 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.

2. **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 no lighting on the Property shall exceed one-half (1/2) foot candle at the boundaries of the Property.
3. **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 RTH District, and other uses customarily accessory and incidental to any permitted use.
4. **Height.** No building constructed on the Property shall exceed the greater of two (2) stories or thirty-five (35) feet in height, measured from the finished floor elevation of the entrance floor to the uppermost ridgelines of the roof.
5. **Residential Units.** No more than seventy-five (75) residential units shall be constructed on the Property.
6. **Day Care.** No day care facility shall be constructed on Parcel B containing 2.0 +- acres and located at the southeast corner of Wickford and Three Chopt Roads as illustrated on the survey plat prepared by Austin Brockenbrough & Associates dated April 6, 1993 (see case file).
7. **Set Back.** No building on the Property shall be constructed within fifty (50) feet of Parcels 78-B2-40 and 56.
8. **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 thirty (30) feet in width shall be provided along the southernmost boundary of Parcel A and the portion thereof adjoining Deep Run Park as illustrated on the survey plat prepared by Austin Brockenbrough & Associates dated April 6, 1993 (see case file).

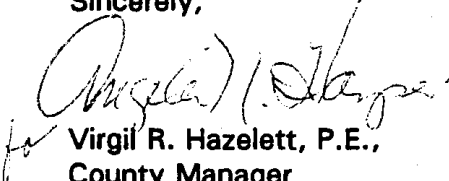
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- (b) A minimum of twenty-five (25) feet in width shall be provided along the northern boundary of the portion of the Property fronting on Three Chopt Road.
 - (c) A minimum of fifty (50) feet in width shall be provided adjacent to the southern boundary of Parcel 78-B2-40, a minimum of fifty (50) feet in width adjacent to the western boundary of Parcels 78-B2-40 and 56 and a minimum of thirty (30) feet in width adjacent to the northern boundary of Parcel 78-B2-56 so long as the aforesaid Parcels are zoned A-1, Agricultural, and are used for single family detached residential purposes.
9. 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
Mr. Jay M. Weinberg, Esquire