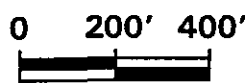


86-B2-17

MULTI-FAMILY DWELLINGS

THREE CHOPT DISTRICT

C-43C-93



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

November 16, 1993

Re: Conditional Rezoning Case C-43C-93

Tuckernuck Trail Associates
P. O. Box 6638
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on November 10, granted your request to conditionally rezone property from A-1 Agricultural District to R-5C General Residence District (Conditional), Parcel 86-B2-17, described as follows:

Beginning at a point on the W. line of Oaklyn Drive (Private) said point being 96.35' from the S. line of Saint Martins Lane; thence along said W. line of Oaklyn Drive S. 26° 00' 00" W., 100.00' to a point; thence leaving said W. line of Oaklyn Drive N. 56° 45' 00" W., 435.60' to a point; thence N. 26° 00' 00" E., 100.00' to a point on the S. line of Saint Martins Lane; thence along said S. line of Saint Martins Lane, S. 56° 45' 00" E., 26.96' to a point; thence leaving said S. line of Saint Martins Lane S. 56° 45' 00" E., 408.64' to the point and place of beginning, containing 1 acre.

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 construction, quality and appearance of any apartment building built on the Property will be substantially similar to that of the Tuckernuck Trail Apartments.
2. No building constructed on the Property shall exceed thirty (30) feet or two stories in height.
3. A landscaped buffer area, having a minimum width of fifteen (15) feet shall be maintained along the eastern boundary of the Property, except to the extent necessary for utility easements required by the Planning Commission at the time of Plan of Development approval, or by any other governmental body, agency, commission, board, department or official thereof.
4. There shall be no vehicular access to or from the Property by way of Oaklyn Drive.
5. Parking lot lighting shall be of low intensity and shall be positioned in such a manner as to minimize its impact on adjoining parcels.

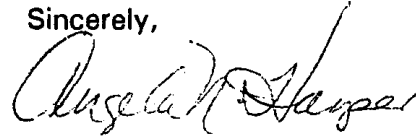
Tuckernuck Trail Associates
November 16, 1993

2

6. The Property is considered part of the Tuckernuck Trail Apartments (Parcel 86-B2-18) for acreage, density of units and other requirements of the Henrico County zoning ordinance. No dwelling units shall be constructed on the Property until the owner of the Property acquires additional property and such construction is otherwise permitted by the Henrico County ordinances.

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
Messrs. Ralph L. Axselle, Jr. &
Brian D. Bertonneau, Esquires
Mr. Malcolm H. Hines