

99-A1-29 & 58

BROOKLAND DISTRICT

SINGLE - FAMILY RESIDENTIAL

C-1C-94

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HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 19, 1994

Re: Conditional Rezoning Case C-1C-94

Mr. Roy B. Amason
A Mountain Corporation
8010 Ridge Road, Suite E
Richmond, Virginia 23229

Mountain Glen

Dear Mr. Amason:

The Board of Supervisors at its meeting on April 13, granted your request to conditionally rezone property from A-1 Agricultural and R-3 One Family Residence Districts to R-2AC and R-3AC One Family Residence Districts and C-1C Conservation District (Conditional), Parcels 99-A1-29 and 58, and part of Parcel 99-B1-1, Glen Allen Heights Subdivision, Part of Lot 25, described as follows:

Parcel A: R-2AC

Beginning at a point on the southern boundary of the right of way line of Mountain Road, said point being approximately 1588' east of the intersection of Mountain Road and Jordan Drive; thence with the southern boundary of the right of way line of Mountain Road in an easterly direction with four (4) courses and distances: 1. S. 84° 51' 41" E., 763.4' to a point; 2. thence S. 74° 14' 38" E., 237.6' to a point; 3. thence S. 62° 17' 23" E., 186.9' to a point; 4. thence S. 68° 56' 44" E., 206.2' to a point on the southern boundary of the right of way line of Mountain Road; thence leaving the right of way line of Mountain Road in a southerly direction S. 32° 37' 30" W., 628' more or less to a point on the northern limits of 100 year flood plain (Elev. = 185 feet); thence in a northwesterly direction along northern limits of 100 year flood plain approximately 1530' to the point of beginning and containing 12.04 acres more or less.

Parcel B: R-3AC

Beginning at a point on the southern boundary of the right of way line of Mountain Road, said point being approximately 1500' east of the intersection of Mountain Road and Jordan Drive; thence leaving the southern right of way line of Mountain Road S. 38° 00' 00" W., 197.18' to a point; thence S. 31° 30' 00" W., 437' more or less to a point on the southern limits of 100 year flood plain (Elev. = 185'), said point being the Actual Point of Beginning; thence along the southern limits of 100 year flood plain in a southeasterly direction 1617' more or less to a point; thence S. 32° 37' 30" W., 680' more or less to a point; thence S. 33° 04' 30" W., 429.00' to a point; thence S. 32° 04' 30" W., 141.47' to a point; thence N. 77° 24' 30" W., 183.32' to a point; thence N. 12° 35' 30" E., 217.80' to a point; thence N. 77° 24' 30" W., 200.00' to a point; thence N. 12° 35' 30" E., 303.86' to a point; thence N. 78° 00' W., 876.55' to a point; thence N. 31° 30' 00" E., 1213' more or less to the point of beginning and containing 35.25 acres more or less.

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Parcel C: C-1C

Beginning at a point on the southern boundary of the right of way line of Mountain Road, said point being approximately 1588' east of the intersection of Mountain Road and Jordan Drive; thence leaving the right of way line of Mountain Road in a southeasterly direction along the northern limits of 100 year flood plain (Elev. = 185') approximately 1530' to a point; thence S. 32° 37' 30" W., 527' more or less to a point on the southern limits of 100 year flood plain; thence along the southern limits of 100 year flood plain in a northwesterly direction approximately 1617' to a point; thence N. 31° 30' 00" E., 437' more or less to a point; thence N. 38° 00' 00" E., 197.18' to a point on the southern right of way line of Mountain Road; thence along the southern right of way line of Mountain Road S. 84° 51' 41" E., 88.00' more or less to the point of beginning and containing 17.45 acres more or less.

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. If permitted by Henrico County, subject property shall be developed generally in conformance with Exhibit A, Conceptual Plan by Jordan Engineers, April 11, 1994 (See case file). The intent of this proffer is to create a cluster development which provides meaningful recreation/open space benefits to the homeowners and the residential area. Subject plan is for illustrative purposes only.
2. The square footage requirements shall be a minimum of: 2,000 square feet of floor space on lots on the north side of North Run Creek; 1,700 square feet of floor space on lots on the south side of North Run Creek. The square footage requirements shall be as defined in Section 22-94(u) of the Henrico Zoning Ordinance.
3. The exposed exterior portions of residential foundations shall be constructed of brick. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish shall have an exterior foundation consisting of "dryvit". All dwellings shall be principally constructed over a crawl space.
4. All chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces will have foundations, where exposed similar to the house foundations. No cantilevered chimneys to be allowed.
5. All sidewalks shall be concrete or aggregate concrete on all model homes.
6. All front stoops and front exterior steps shall be brick except homes with country front porches shall have: (a) no unpainted wood visible from the street or side yards, except lattice work; (b) brick piers where piers are exposed; (c) unpainted lattice under porches between piers; and (d) wooden steps.
7. All model homes shall have either brick siding, beaded vinyl siding, painted concrete siding, "dryvit" siding or comparable sidings and/or material.

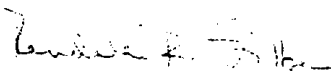
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8. All driveways shall be asphalt paved or concrete aggregate.
9. The Mountain Road entrance to the subdivision shall have: (a) brick sign monument; (b) 42" high board fencing with scalloped top or 3 board fencing; (c) a divided road with raised median and landscaping.
10. Mountain Road shall have a landscaped easement a minimum of 15 feet in width in addition to the minimum required rear yard setback.
11. The Subdivision shall have an "Association" to care for all common areas.
12. Covenants and restrictions shall be recorded by the developer and shall include a reference to all proffers.
13. Any fencing parallel to Mountain Road shall be a minimum of 15' back from the right-of-way.
14. There shall be no direct access for individual lots to and from Mountain Road.
15. There shall be no more than 150 finished building lots on +- 64.73 acres. There shall be no more than 29 finished building lots north of North Run Creek. There shall be no more than 121 finished building lots south of North Run Creek.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. John Jordan
Ms. Elizabeth M. Webb, Trustee