

A-1 to R-4C
27.12 Ac.

PT. OF 79-A1-22

TUCKAHOE DISTRICT

SINGLE FAMILY RESIDENTIAL

C-49C-94



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

October 4, 1994

Re: Conditional Rezoning Case C-49C-94

Earl Thompson, Inc.
2200 Pump Road, Suite 205
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on September 28, granted your request to conditionally rezone property from A-1 Agricultural District to R-4C One Family Residence District (Conditional), Part of Parcel 79-A1-22, described as follows:

Beginning at a point in the S. line of Pump Road, said point being 1,030' +- east of the intersection of Pump Road with the center line of Church Road; thence from said point of beginning and continuing along the S. line of Pump Road in a curve to the right having a radius of 716.20', 232.00' to a point; thence S. 26° 04' 43" E., 89.01' to a point; thence S. 40° 39' 46" W., 456.44' to a point; thence S. 83° 13' 48" W., 65.16' to a point; thence S. 10° 47' 34" E., 410.83' to a point; thence S. 17° 14' 00" E., 204.47' to a point; thence S. 81° 27' 53" W., 1,468.77' to a point; thence N. 4° 00' 49" E., 145.54' to a point in the center line of proposed John Rolfe Parkway; thence continuing along the center line of proposed John Rolfe Parkway in a northerly direction along a curve to the left having a radius of 6,250.45', 974.23' to a point; thence S. 64° 48' 19" E., 348.19' to a point; thence N. 67° 51' 41" E., 490.00' to a point; thence N. 43° 06' 41" E., 498' to a point and place of beginning, containing 27.12 acres, all as shown on a plat prepared by E. D. Lewis & Associates, P.C. dated June 29, 1994.

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 exposed exterior portions of single family residence foundations shall be constructed of brick.
2. Any chimney constructed on a dwelling shall be faced with brick to match the foundation.
3. Front porch piers shall be constructed of brick.
4. All dwellings shall have a minimum finished floor area of at least 1350 square feet.
5. A 25' landscaped or natural buffer shall be provided along the eastern line of proposed John Rolfe Parkway, in addition to the required rear or side yard setback.
6. To the extent reasonably practicable during initial development, the clearing of mature trees on single-family residential lots shall be limited to trees and areas required to accommodate the residence and its normal and customary accessories, open yard

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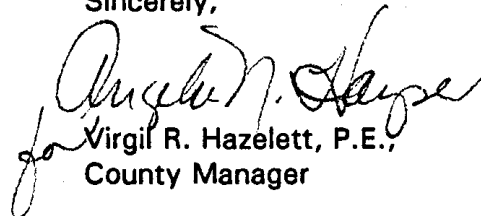
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- areas and those limited areas required to permit utility services and driveways.
7. All lots shall contain a minimum lot width of at least 70 feet, and a minimum lot area of 9,000 square feet.
 8. Right-of-Way dedication - The dedication for a portion of the right-of-way for John Rolfe Parkway shall be dedicated at no cost to the County of Henrico or the Virginia Department of Transportation at such time as the subdivision is recorded. The width of the dedication shall be forty (40') from the centerline with an additional twenty foot (20') wide strip reserved for future widening. This requirement shall be for any portion of the subject property that is adjacent to John Rolfe Parkway. The twenty five foot (25') buffer as stated in Proffer No. 5 shall be outside of the twenty foot (20') reserve strip.
 9. Temporary Construction Easements - In the event the final road construction plans for John Rolfe Parkway require that temporary construction easements are needed along the property, such temporary construction easements shall be granted to the County.
 10. To reduce the traffic impact of the development on the existing intersection of Church and Pump Roads, the developer shall extend existing Glen Eagles Drive to provide access to existing Church Road through tax parcels #70-B2-26 and 70-B2-11 approximately as indicated in "Keswick Overall." No more than two building permits shall be requested from the County until the required Glen Eagles Drive extension and access to Church Road has been constructed with base asphalt for public vehicular access.
 11. A buffer will be provided adjacent to Pump Road. The buffer width will be 15 feet for lots which side on Pump Road and 25 feet for lots which back up to Pump Road. This buffer will be in addition to the minimum setback requirements specified by the Henrico Zoning Ordinance. Up to 15 feet of this aforesaid buffer may be used for utility easements.

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: ✓ Director, Real Estate Assessment
Conditional Zoning Index