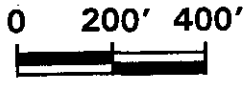


78-A2-34 & 82

THREE CHOPT DISTRICT

MULTI-FAMILY RESID./COMM.

**C-86C-94**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

January 31, 1995

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-86C-94

Ms. Robin Cox Petrine  
c/o The Shoe Forum  
2111 B North Hamilton St.  
Richmond, Va. 23230

Mr. S. Barbee Cox, III  
2175 Sandy Hook Rd.  
Goochland, Va. 23063

Ms. Lisa C. Cox  
413 Maple Ave.  
Richmond, Va. 23226

Ms. Barbara C. Cox  
10113 Hearthrock Ct.  
Richmond, Va. 23233

Dear Ladies and Sir:

The Board of Supervisors at its meeting on January 25, granted your request to conditionally rezone property from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcels 78-A2-34 and 82, described as follows:

Beginning at a point on the N. line of Three Chopt Road, said point being 353.91' west of the W. line extended Cox Road; from said point of beginning and continuing along the N. line of Three Chopt Road N. 48° 05' 10" W., 76.32' to a point; thence N. 49° 41' 24" W., 250.10' to a point; thence N. 48° 05' 10" W., 50.00' to a point; thence S. 41° 54' 50" W., 18.00' to a point; thence N. 48° 05' 10" W., 69.16' to a point; thence along a curve to the left with a radius of 595.88' and a length of 209.93' to a point; thence along a curve to the left with a radius of 1192.94' and a length of 170.82' to a point; thence leaving the N. line of Three Chopt Road N. 23° 43' 00" E., 842.52' to a point on the south line of Interstate Route 64; thence continuing along the S. line of Interstate Route 64 in an easterly direction along a curve to the left with a radius of 10,848.96' and a length of 215.02' to a point; thence S. 42° 26' 00" E., 437.26' to a point; thence N. 52° 18' 20" E., 30.03' to a point; thence along a curve to the left with a radius of 10,848.96' and a length of 693.37' to a point; thence leaving the S. line of Interstate Route 64 S. 8° 40' 50" E., 60.27' to a point on the W. line of Cox Road; thence continuing along the W. line of Cox Road S. 45° 36' 21" W., 124.92' to a point; thence along a curve to the left with a radius of 2047.83' and a length of 430.88' to a point; thence S. 33° 33' 01" W., 28.08' to a point; thence leaving the W. line of Cox Road S. 81° 42' 44" W., 42.28' to a point on the N. line of Three Chopt Road; thence continuing along the N. line of Three Chopt Road in a westerly direction along a curve to the left with a radius of 994.93' and a length of 64.40' to a point; thence along a curve

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to the right with a radius of 914.93' and a length of 59.23' to a point; thence N. 48° 05' 10" W., 188.00' to the point and place of beginning, containing 19.499 acres of land.

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. Density. No more than 280 residential units shall be constructed on the Property.
2. Buffer Areas. Natural and/or landscaped buffer areas shall be maintained as follows:
  - a. A buffer area of a minimum of thirty (30) feet in width from the ultimate right of way line of Three Chopt Road.
  - b. A buffer area of a minimum of twenty (20) feet in width from the ultimate right of way line of Cox Road.
  - c. A buffer area, which may include berms, of a minimum of twenty-five (25) feet in width adjacent to the right of way line of Interstate 64.

Utility easements, signage, access driveways and other facilities requested and specifically permitted, or as required by the Planning Commission at the time of Plan of Development Review, or by any other governmental body, may be permitted within the aforesaid buffer areas. Any utility easement or access driveway permitted within a buffer area shall be extended generally perpendicular thereto, unless otherwise requested and approved or as required at the time of Plan of Development Review. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.

3. Building Height. No residence building constructed on the Property shall exceed three (3) stories in height. Buildings No. 1 and 2 as shown on the site plan referenced in Condition 10 hereof shall be two-story in height on the ends.
4. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light. Parking light standards shall not exceed twenty (20) feet in height and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
5. Outdoor Speakers. Except a possible intercom/telephone speaker system serving an entrance gate, no outdoor speaker system shall be installed on the Property.
6. Covered Parking. At least twenty percent (20%) of the residential units constructed on the Property shall have access to a minimum of one covered parking space.
7. Sprinklers. All apartment units shall contain sprinkler systems.

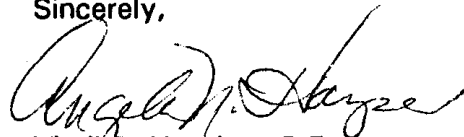
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8. Parked or Stored Vehicles. No recreational vehicles, campers, trailers or boats shall be permitted to be parked or stored on the Property unless in enclosed garages.
9. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, Hardiplank or masonite-type siding, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development Review. A minimum of forty percent (40%) in the aggregate, of the visible portions of the exterior building wall surfaces (chimneys, front, rear and sides), excluding windows, doors, breezeways and architectural design features, shall be of brick construction. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development Review.
10. Site Plan and Elevations. The Property shall be developed in substantial conformance with (i) the site plan dated December 1, 1994, revised December 12, 1994, entitled "Three Chopt Tract, Richmond, Virginia" prepared by Tunnell--Spangler and Associates and (ii) the architectural appearance of the elevations attached here to as Exhibit "A", (see case file) unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.

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. James W. Theobald, Esquire