

89 89

A-1

WEST HAMPTON
MEMORIAL PARK (CEMETARY)

PATTERSON

ROAD

B-2C

B-1

AVE.

6

Cabin

C-1

R-1

B-2

R-2

R-2 To R-6C
6.70 Ac.

R-2

R-2



CASTILE RD.

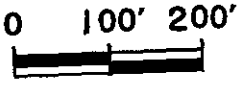
GASKINS

PT. OF 80-A1-17

TUCKAHOE DISTRICT

MULTI-FAMILY APARTMENTS

C-3C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 20, 1995

Re: Conditional Rezoning Case C-3C-95

Gaskins Centre, L.C.
c/o Mr. Jerome Gumenick
P. O. Box 17038
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from R-2 One Family Residence District to R-6C General Residence District (Conditional), Part of Parcel 80-A1-17, described as follows:

PARCEL B - R-6C

BEGINNING at the point of intersection at the south line of Route 6 (Patterson Avenue) and the west line of Gaskins Road; thence in a southerly direction along the west line of Gaskins Road, along the arc of a curve to the south having a radius of 841.47 feet, 350.71 feet to a point; thence S 27° 45' 45" W; 64.20 feet to a point; thence along the arc of a curve to the southwest having a radius of 914.93 feet, 438.82 feet to a point; thence S 65° 27' 16" W, 95.89 feet to a point; thence along the arc of a curve to the southwest having a radius of 902.93 feet, 88.16 feet to a point; thence along the arc of a curve to the southwest having a radius of 1,006.93 feet, 60.44 feet to a point; thence N 76° 05' 54" W, 50.69 feet to a point; thence along the arc of a curve to the west having a radius of 230 feet, 67.31 feet to a point; thence N 15° 11' 34" W a distance of 6.09 feet to a point; thence N 15° 11' 30" W, 28.32 feet to a point; thence N 64° 15' 46" W, 5.90 feet to a point; thence N 25° 44' 14" E; 479.10 feet to a point; thence along the arc of a curve to the northeast having a radius of 1,081.67 feet, 262 feet ± to a point on the center line Cabin Branch; thence meandering in an easterly and northerly direction along the center line of Cabin Branch, 480 feet ± to a point on the south line of Route 6; thence S 71° 41' 30" E, 50.60 feet ±, to the point and place of beginning, containing 6.7 +/- 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. Design.
 - (a) Any building constructed on the Property shall be of predominately brick and glass construction and shall be similar in architectural appearance and treatment to the building shown in a drawing entitled "The Towers at Gaskins Centre", prepared by Edward H. Winks Architecture, a copy of which is attached hereto as Exhibit A, (see case file) unless an alternate design is specifically requested

and approved by the Planning Commission at the time of Plan of Development approval.

- (b) At least fifty percent (50%) of the required parking spaces shall be enclosed within a condominium building or parking deck in order to preserve open space on the Property.
2. Site Plan. The Property shall be developed generally in accordance with a layout plan entitled "Gaskins Centre - West", prepared by The Clower Group and dated March 8, 1995, a copy of which is attached hereto as Exhibit B, (see case file) unless otherwise requested and specifically permitted by the Planning Commission at the time of Plan of Development review.
3. Buffer Area.
 - (a) A landscaped and/or natural buffer area will be provided for a minimum of forty (40) feet in width adjacent to the western right-of-way line of Gaskins Road, except to the extent necessary or allowed for water features, utility easements, grading, signage, access driveways and other purposes requested and specifically permitted, or as required by the Planning Commission at the time of Plan of Development approval or by any governmental body.
 - (b) A buffer area of a minimum of one hundred (100) feet in width shall be maintained along the Castile Road frontage of the Property. The buffer area abutting Castile Road shall remain in a natural state, except to the extent necessary for utility installation, or as otherwise specifically requested and permitted by the Planning Commission at the time of Plan of Development review.
 - (c) Any utility easement or use permitted within the aforesaid buffer areas shall be extended generally perpendicular to the buffer areas unless otherwise requested and approved or as required by the Planning Commission at the time of Plan of Development approval. Where permitted, areas disturbed for utility installation or other purposes shall be restored to the extent reasonably practicable.
 - (d) Additional plantings shall be installed in the buffer areas as determined to be necessary to screen development on the Property, at the time of Landscape Plan review.
4. Retention of Trees. To the extent reasonably practicable, at the time of development, the clearing of mature trees shall be controlled so that only such trees shall be removed which are necessary to accommodate the reasonable development of the Property. The location of trees which are planned to be retained will be identified on a site plan submitted with the Plan of Development application. Mature trees in the vicinity of areas to be cleared which are planned to be retained (as approved at the time of Plan of Development review), will be flagged, to minimize the possibility that such trees will be damaged in the clearing process. An effort will be made to

Gaskins Centre, L.C.
c/o Mr. Jerome Gumenick
June 20, 1995

3

maximize the retention of mature trees in the buffer area along Gaskins Road and in the southern portion of the Property, north of Castile Drive.

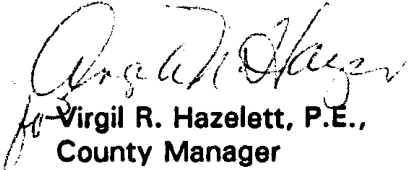
5. Building Setback. No residential building shall be constructed within one hundred twenty (120) feet of the south line of Patterson Avenue.
6. Development Limitation. Residences constructed on the Property shall be constructed as cooperative or condominium units for sale.
7. Density. No more than eighty (80) dwelling units shall be constructed on the Property.
8. Access Drive. There shall be a maximum of one (1) vehicular access drive between the Property and the west line of Gaskins Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.
9. Utilities. All utility lines outside of buildings on the Property shall be underground except for meters, troughs and junction boxes.
10. Parking Lot Lighting Standards. Parking lot lighting standards shall not exceed fifteen (15) 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 or Subdivision approval or by any other governmental body. Parking lot lighting shall be produced from concealed sources of light (such as shoebox type) and no lighting on the Property shall exceed one-half (1/2) foot candle at the boundaries of the Property.
11. Refuse Pickup. Refuse pickup from the Property shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday, with no refuse pickup permitted on Sunday.
12. Site Coverage. No more than forty-five percent (45%) of the Property shall be covered by buildings, driveways, sidewalks and parking areas.
13. Building Height. No building constructed on the Property shall exceed eighty (80) feet in height.
14. Irrigation. Lawns and areas landscaped in conjunction with development of the Property shall be irrigated to the extent reasonably practicable, taking into consideration the topography of the Property, as such irrigation is approved by the Planning Commission at the time of Landscape Plan Review.
15. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, all or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Gaskins Centre, L.C.
c/o Mr. Jerome Gumenick
June 20, 1995

4

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
Messrs. Jay M. Weinberg, Esquire, &
Glenn R. Moore, Esquire