



PT. OF 76-A1-2

THREE CHOPT DISTRICT

MULTI-FAMILY RESIDENTIAL

**C-40C-95**



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

July 18, 1995

Re: Conditional Rezoning Case C-40C-95

Security Capital Atlantic, Inc.  
125 Lincoln Ave.  
Santa Fe, NM 87501

Gentlemen:

The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from B-2C Business District (Conditional) to R-6C General Residence District (Conditional), Part of Parcel 76-A1-2, described as follows:

Beginning at a point on the north line of Old Nuckols Road, said point being 29.94' west of the west line extended Nuckols Road; thence from said point of beginning and continuing along the north line of Old Nuckols Road S 86° 08' 00" W, 160.84' to a point; thence continuing along a curve to the left with a radius of 839.06' and a length of 26.22' to a point; thence leaving the north line of Old Nuckols Road N 0° 12' 00" E, 13.84' to a point; thence N 10° 38' 00" W, 265.00' to a point; thence N. 36° 51' 00" W, 195.53' to a point; thence N. 61° 23' 07" E, 225.83' to a point on the west line of Nuckols Road; thence continuing along the west line of Nuckols Road in a southerly direction along a curve to the left with a radius of 1108.72' and a length of 282.91' to a point; thence S 11° 20' 12" E, 100.56' to a point; thence along a curve to the right with a radius of 1097.22' and a length of 149.12' to a point; thence leaving the west line of Nuckols Road S 39° 47' 06" W, 41.20' to the north line of Old Nuckols Road being the point and place of beginning containing 2.534 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. **Buffer Areas.** Natural and/or landscaped buffer areas, which may include berms, shall be maintained as follows:
  - a. A buffer area of a minimum of thirty (30) feet in width along the Nuckols Road frontage of the property.
  - b. A buffer area of a minimum of twenty-five (25) feet in width along the Old Nuckols Road frontage of the property.

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

30

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.

2. Building Height. No residence building constructed on the property shall exceed three (3) stories in height. No portion of a residence building within fifty (50) feet of Nuckols Road shall exceed two (2) stories in height.
3. 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.
4. Outdoor Speakers. Except a possible intercom/telephone speaker system serving an entrance gate, no outdoor speaker system shall be installed on the property.
5. Covered Parking. At least twenty percent (20%) of the residential units constructed on the property and the adjacent property to the north and west, in the aggregate, shall have access to a minimum of one covered parking space.
6. Sprinklers. All apartment units shall contain sprinkler systems.
7. 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.
8. 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 a 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.
9. Elevations. Residence buildings constructed on the property shall be substantially similar in architectural appearance to the elevations attached hereto as Exhibit A, (see case file), unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.

10. Density. No more than 312 residential units shall be constructed on the property and the property which was the subject of Zoning Case C-83C-94, in the aggregate. The number of residential units constructed on the property shall apply against and be governed by the overall density limitation set forth in Proffer No. 14 of Case No. C-29C-89.
11. Nuckols Road Access. There shall be a maximum of one (1) vehicular access drive between the property and the property which was the subject of Zoning Case C-83C-94, and Nuckols Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.
12. Site Plan. The Property shall be developed in substantial conformance with the area shown marked in yellow on a site plan dated May 17, 1995, last revised on June 14, 1995, entitled "Preliminary Site Plan - Concourse Tract", prepared by Tunnell-Spangler and Associates, a copy of which is filed herewith, (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. Glenn R. Moore, Esquire  
Loch Levan Land Limited Partnership