

PT. OF 102-B1-4 & 17

FAIRFIELD DISTRICT

RETAIL

C-57C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 14, 1995

Re: Conditional Rezoning Case C-57C-95

Ukrop's Super Markets, Inc.
600 Southlake Boulevard
Richmond, Virginia 23236

Gentlemen:

The Board of Supervisors at its meeting on November 8, 1995, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to B-2C and B-3C Business Districts (Conditional), Part of Parcels 102-B1-4 and 17, described as follows:

B-3C:

Parcel 1:

Beginning at a point on the western right-of-way line of U.S. Route No. 1 at its intersection with the northern right-of-way line of J.E.B. Stuart Parkway extended; thence in a southwesterly direction along J.E.B. Stuart Parkway S. $48^{\circ} 46' 36''$ W., 72.45' to a point; thence along a curve to the right having a radius of 1292.89' for a length of 523.42' to a point which is the True Point of Beginning; thence along a curve to the right having a radius of 1292.89' for a length of 190.22' to a point; thence S. $37^{\circ} 13' 01''$ W., 40.00' to a point; thence along a curve to the right having a radius of 1332.89' for a length of 119.21' to a point; thence N. $43^{\circ} 12' 02''$ E., 79.85' to a point; thence S. $46^{\circ} 47' 58''$ E., 266.93' to a point; thence along a curve to the left having a radius of 878.63' for a length of 34.91' to the true point of beginning, containing 0.285 acre.

B-2C:

Parcel 2:

Beginning at a point on the western right-of-way line of U.S. Route No. 1 at its intersection with the northern right-of-way line of J.E.B. Stuart Parkway extended; thence in a southwesterly direction along J.E.B. Stuart Parkway S. $48^{\circ} 46' 36''$ W., 72.45' to a point; thence along a curve to the right having a radius of 1292.89' for a length of 713.64' to a point; thence S. $37^{\circ} 13' 01''$ W., 40.00' to a point; thence along a curve to the right having a radius of 1332.89' for a length of 119.21' to the true point of beginning; thence along a curve to the right having a radius of 1332.89' for a length of 19.99' to a point; thence N. $46^{\circ} 47' 58''$ W., 357.54' to a point; thence N. $44^{\circ} 16' 00''$ E., 40.01' to a point; thence N. $43^{\circ} 12' 02''$ E., 40.00' to a point; thence

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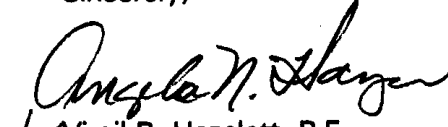
thence S. 46° 47' 58" E., 376.79' to a point; thence S. 43° 12' 02" W., 79.85' to the true point of beginning, containing 0.692 acre.

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 proffers applicable to Parcel A of Case No. C-115C-88 shall be applicable to Parcel 1 hereof so as to have the effect of revising the description of Parcel A submitted with Case No. C-115C-88 as though such revised description had been a part of such case and thereby bound by the proffers applicable thereto.
2. The proffers applicable to Parcel B of Case No. C-115C-88 shall be applicable to Parcel 2 hereof so as to have the effect of revising the description of Parcel B submitted with Case No. C-115C-88 as though such revised description had been a part of such case and thereby bound by the proffers applicable thereto.

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
Mr. James W. Theobald, Esquire