

78-A2-11 & 27

THREE CHOPT DISTRICT

MULTI - FAMILY DWELLINGS

**C-70C-95**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

January 30, 1996

Re: Conditional Rezoning Case C-70C-95

Security Capital Atlantic, Inc.  
6 Piedmont Center, Suite 600  
Atlanta, GA 30305

Attention: Mr. Ronald C. Mayhew

Gentlemen:

The Board of Supervisors at its meeting on January 24, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcel s 47-0A-52 and 47-0A-53, described as follows:

Beginning at a point on the N. line of Three Chopt Road said point being 1,169.88' west of the W. line extended Cox Road; thence from said point of beginning and continuing along the N. line of Three Chopt Road along a curve to the left with a radius of 1,192.94' and a length of 70.00' to a point; thence N. 79° 50' 18" W., 356.55' to a point; thence leaving the N. line of Three Chopt Road N. 21° 38' 05" E., 1,140.43' to a point on the S. line of Interstate Route 64; thence continuing along the S. line of Interstate 64 in a southeast direction along a curve to the left with a radius of 10,848.96' and a length of 498.15' to a point; thence leaving the S. line of Interstate 64, S. 23° 43' 00" W., 842.52' to a point on the N. line of Three Chopt Road being the point and place of beginning and containing 9.861 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 24, Code of Henrico (Zoning Ordinance):

1. Density. No more than 144 residential units shall be constructed on the Property.
2. Buffer Areas. Natural and/or landscaped buffer areas shall be maintained as follows:
  - a. West of the entrance drive shown on the site plan referenced below, a buffer area of a minimum of thirty (30) feet in width from the ultimate right of way line of Three Chopt Road. The northernmost eighteen (18) feet of such buffer at a minimum shall be left in its natural state. The

southernmost twelve (12) feet of such buffer at a maximum shall be landscaped.

- b. East of the entrance drive shown on the site plan referenced below, a buffer area of a minimum of thirty (30) feet in width from the ultimate right of way line of Three Chopt Road. The northernmost ten (10) feet of such buffer shall be landscaped and/or contain a BMP facility. The southernmost twenty (20) feet of such buffer shall be landscaped.
- 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.

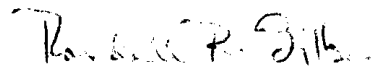
- 3. **Building Height.** No residence building constructed on the Property shall exceed three (3) stories in height.
- 4. **Parking Lot Lighting.** Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting standards shall not exceed twenty (20) feet in height above grade and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
- 5. **Outdoor Speakers.** Except for 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, which covered parking may be on the Property or the adjacent property that was the subject of Case No. C-86C-94.
- 7. **Sprinklers.** All apartment units shall contain sprinkler systems.
- 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 November 28, 1995, last revised December 12, 1995, entitled "Cameron Crossing II", prepared by Tunnell-Spangler and Associates and (ii) the architectural appearance of 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.

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. John J. Liesfield, Jr.  
Messrs James W. Theobald &  
Charles H. Rothenberg, Esquires