

114-4-A-17

ADDITIONAL PARKING FOR MEDICAL OFFICES

THREE CHOPT DISTRICT

C-12C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 19, 1996

Re: Conditional Rezoning Case C-12C-96

Mr. Dean L. DeForest
St. Mary's Hospital of Richmond, Inc.
5801 Bremono Road
Richmond, Virginia 23226

Dear Mr. DeForest:

The Board of Supervisors at its meeting on March 13, 1996, granted your request to conditionally rezone property from R-3 One Family Residence District to O-3C Office District (Conditional), Parcel 114-4-A-17, Westview Subdivision, Section C, Lot 17, described as follows:

Beginning at a point on the northern line of Paxton Street which point marks the dividing line between Henrico County and the City of Richmond and from said point of beginning N. 47° 08' 48" W. 90' to a point; thence N 43° 11' 07" E. 114.22' to a point; thence S. 31° 58' 28" E., 92.55' to a point; thence S. 42° 50' 40" W. 90' to the point and place of beginning, containing .210 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 24, Code of Henrico (Zoning Ordinance):

1. Use Restrictions. Except for the existing single family residential use, the Property may only be used for surface parking and uses incidental and accessory thereto.
2. Access. There shall be no vehicular access to or from Paxton Street so long as the properties across Paxton Street are used for residential purposes, unless otherwise required by any governmental body having jurisdiction with respect thereto.
3. Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (such as shoebox-type) and shall be reduced to no more than one-half (1/2) foot candle at the southern and western boundary lines of the Property following the close of normal visiting hours so long as such properties are zoned for residential use.

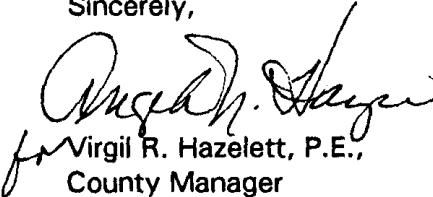
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4. Landscaped Buffers. A natural and/or landscaped buffer area, a landscaped berm or a combination thereof will be provided for a minimum width of twenty-five (25) feet along the southern and western boundary of the Property, except to the extent necessary or allowed for utility easements, grading and such other purposes as may be requested and specifically permitted, or if required by the Planning Commission at the time of Plan of Development review. All healthy, mature trees within said buffer area shall, to the extent reasonably practical, be saved, and such buffer area shall be landscaped as required by the Planning Commission at the time of Plan of Development review. Any utility easements or uses permitted within the aforesaid buffer area shall be generally perpendicular to the buffer area unless otherwise requested and specifically permitted, or if required by the Planning Commission, at the time of Plan of Development review. And where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable. The aforesaid buffer shall be provided and maintained by the owner of the Property and no vehicle shall be parked in any of the aforesaid buffer areas. This proffer shall be effective only so long as the adjoining property or the property across any street shall continue to be zoned for residential purposes.
5. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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. Jay M. Weinberg, Esquire
Mr. Barton G. Barrett