

66-A-14N

SINGLE-FAMILY RESIDENTIAL

TUCKAHOE DISTRICT

C-28C-96



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

September 18, 1996

Re: Conditional Rezoning Case C-28C-96

Mr. E. Carlton Wilton  
10625 Patterson Avenue  
Richmond, Va. 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on September 11, 1996, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel , described as follows:

Beginning at a point on the S. right-of-way line of Ridgefield Parkway and the E. line of a 120' wide corridor for the proposed John Rolfe Parkway; thence S. 73° 27' 10" E., 90' +- to a point; thence N. 16° 32' 50" E., 10' to a point; thence S. 73° 27' 10" E., 565' +- to a point; thence S. 9° +- W., 530' +- to a point; thence S. 66° 19' 00" W., 1600.00' to a point; thence S. 86° 58' 00" W., 326.21' to a point; thence N. 42° 07' 54" E., 1850' +- to a point and place of beginning containing 25 +- 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):

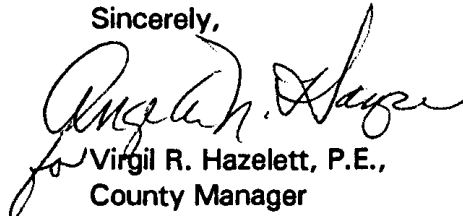
1. The number of lots shall not exceed 80 dwellings.
2. An easement at least 30 feet wide will be recorded on the plat(s) of the lots abutting the existing Ridgefield Parkway and the proposed John Rolfe Parkway. Said easement(s) shall provide for the requirement of double frontage and reverse frontage lots (Sec. 19-26) and twenty (20) feet shall serve as a reserve strip for future widening of John Rolfe Parkway. Accessory buildings, animal pens, and playground equipment shall be prohibited in said easement(s). All other activities in the said easement(s) including but not limited to tree removal, landscaping, berms, fences, screens and other easements shall be approved by the developer and/or an Architectural Review Committee that shall be established by restrictive covenants. Said easement shall be in addition to the rear and/or side yard setback requirements. No fences shall be constructed on the property within 10 feet of John Rolfe Parkway or Ridgefield Parkway right-of-way, with the exception of subdivision entranceway fencing.
3. Restrictive covenants shall be established which requires uniformity in the height and style of any fencing erected along John Rolfe Parkway and Ridgefield Parkway.

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4. No direct vehicular access shall be permitted from the individual lots onto either Ridgefield Parkway or John Rolfe Parkway.
5. Foundations of residential dwellings will have crawl spaces unless structural concerns dictate a different foundation system as determined by the County Building Official at the time of building permit submittal. The exposed exterior material of the foundations of the main dwellings shall be constructed of brick or stone. This condition does not apply to decks and accessory structures.
6. A conditional subdivision layout for the entire property shall be submitted with the first section of a subdivision in order to determine the location and total number of access points for the development.
7. The floor area of the dwelling shall exceed 1,500 square feet.
8. The owner will dedicate 80 feet of right of way for John Rolfe Parkway along the entire western boundary of the Parcel. The Owner will also dedicate the County permanent and temporary construction easements for drainage and the right-of-way necessary for John Rolfe Parkway and Ridgefield Parkway and necessary turn lanes as shown on the plans approved after the hearing of necessity for John Rolfe Parkway. Should the right-of-way and easements not be used by the County as set forth above, the land shall revert back to the Parcel or its subdivided parts.
9. All exposed chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit." All direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundations. No cantilevered chimneys to be allowed.

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. Rodney Poole, Esquire