



114-A-18

ADDITIONAL PARKING

THREE CHOPT DISTRICT

C-37C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 17, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-37C-96

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

Dear Mr. DeForest:

The Board of Supervisors at its meeting on July 10, 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-18, described as follows:

Beginning at a point at the intersection of the N. line of Paxton Street and the E. line of Sabine Street; thence with the E. line of Sabine Street N. $59^{\circ} 34' 41''$ E., 71.01' to a point; thence along a curve to the left with a radius of 1122.00' and a length of 68.81' to a point; thence leaving Sabine Street S. $31^{\circ} 58' 26''$ E., 73.91' to a point; thence S. $43^{\circ} 11' 07''$ W., 114.22' to a point on the N. line of Paxton Street; thence with the N. line of Paxton Street N. $47^{\circ} 08' 47''$ W., 80.65' to a point; thence along a curve to the left with a radius of 622.00' and a length of 29.07' to the point of beginning and containing 0.260 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. Use Restrictions. Except for the existing single family residential use, the Property may only be used for 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 shoe box-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.
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

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(25) feet along the southern 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 or 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