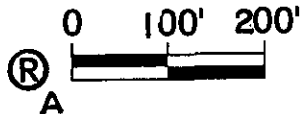


OFFICE BUILDINGS

C-54C-96



113 - A - 38A
TUCKAHOE DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 18, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-54C-96

The Richmond Development Group
3961-C Stillman Pkwy.
Glen Allen, Va. 23060

Home Builders Association of Richmond
400 N. Ridge Rd.
Richmond, Va. 23239

Gentlemen:

The Board of Supervisors at its meeting on September 11, 1996, granted your request to conditionally rezone property from R-3 and R-4A One Family Residence Districts and R-5 General Residence District to O-1C Office District (Conditional), Parcel 113-A-38A, described as follows:

Beginning at a point on the western boundary of the right of way line of Ridge Road, said point being 83.40' from the intersection of the northern boundary of the right of way line of Holmes Avenue and western boundary of the right of way line of Ridge Road; thence leaving the western boundary of the right of way line of Ridge Road in a westerly direction with six (6) courses and distances: (1) S. 65° 39' 26" W., 211.65' to a point; (2) Thence N. 43° 19' 12" W., 117.60' to a point; (3) thence N. 49° 27' 05" W., 181.01' to a point; (4) thence N. 70° 38' 48" W., 78.35' to a point; (5) thence N. 21° 52' 34" E., 167.73' to a point; (6) thence S. 70° 44' 37" E., 332.73' to a point on the western boundary of the right of way line of Ridge Road; thence with the western boundary of the right of way line of Ridge Road in a southerly direction with two (2) courses and distances: (1) along a circular curve to the left having a delta angle of 15° 56' 06", a radius of 517.47', and an arc length of 143.92' to a point; (2) thence S. 35° 14' 09" E., 73.90' to a point on said right of way line, said point also being the Point and Place of Beginning for Parcel A and containing 2.15 acres more or less.

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. Schematic Master Plan. The property shall be developed generally consistent with the attached schematic Master Plan (See case file) for the Ridge Office Park by E. D. Lewis & Associates, dated August 9, 1996, which is conceptual in nature and not exact in details which may vary as approved by the Planning Commission at the time of Plan of Development approval. The property may be developed in phases.
2. Building Height and Appearance.
 - (a) Any office buildings constructed on the property shall not exceed two stories or thirty-five (35) feet in height, shall be residential in appearance and shall have exterior walls of all brick, excluding doors, windows and supplemental treatments, and as may be otherwise required by the Planning Commission at the time of Plan of Development approval. The brick used in such buildings shall be compatible in color and texture to the brick used in Westham Green, or as may

be otherwise permitted or required by the Planning Commission at the time of Plan of Development approval. The exposed portions of each exterior wall surface (front, rear and sides) of each building constructed on the property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials.

- (b) Building A constructed on the property shall be generally consistent with the attached schematic elevation (See case file) by Baskervill & Son, dated August 8, 1996 and entitled "Richmond Group, Ridge Road Office Building" which is conceptual in nature and not exact in details which may vary as approved by the Planning Commission at the time of Plan of Development approval. Building A shall not exceed 6,000 square feet. It shall not be located closer than 125 feet from the property line abutting Hampton Ridge Subdivision or closer than 125 feet to the mutual property line with houses facing Zionsville Road.
- (c) Building B constructed on the property shall be a two-story building that is architecturally consistent with and shall have brick and other exterior construction material compatible with the above-reference building A and the building currently located immediately south of the property (currently used by the Home Builders of Richmond). Building B shall not exceed 6,000 square feet. It shall not be located closer than 108 feet from the property line abutting Hampton Ridge Subdivision.

3. Access. There shall be no vehicular or pedestrian access directly to and from the property from Hampton Ridge Court or Zionsville Road. There shall be only one vehicular access directly to and from the property on North Ridge Road. The property shall be developed in a fashion that provides for one vehicular access directly to or from the property to Parcel 113-A-42A to the north.

4. Landscaped Buffer. A landscaped buffer shall be provided at least twenty (20) feet in width along the boundary of the property that is adjacent to the right-of-way line of Ridge Road as may be determined appropriate by the Planning Commission at the time of Plan of Development approval.

A sidewalk generally parallel to Ridge Road shall be constructed within the landscaped buffer.

5. Natural Buffers with supplemental plantings; additional landscaping. A natural buffer shall be provided at least thirty (30) feet in width along the boundary of the property that is adjacent to the Hampton Ridge Subdivision and any property facing Zionsville Road. This 30-foot natural buffer shall be left in its natural site, except for the removal of dead, diseased or fallen vegetation as may be approved by the Planning Commission at the time of Plan of Development approval. No structure shall be constructed in the natural buffer. There shall also be additional supplemental evergreen plantings in such buffer as may be determined appropriate by the Planning Commission at the time of Plan of Development approval. The supplemental evergreen plantings shall be generally consistent with the attached "Typical Buffer Cross-Section" (See case file) dated August 15, 1996 which is conceptual in nature and not exact in details which shall vary as approved by the Planning Commission at the time of the landscape plan as part of the Plan of Development approval. The dimensions of this 30-foot natural buffer shall be

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determined by survey, designated on the property and marked prior to the commencement of any grading on the property.

In addition to this natural buffer and the additional supplemental evergreen plantings in such buffer, there shall be additional evergreen landscape plantings between that natural buffer and the adjacent parking lot as required by the County of Henrico at the time of Plan of Development approval. These additional evergreen landscape plantings shall be generally consistent with the attached "Illustrative Additional Evergreen Landscape Plantings Between the Natural Buffer and Parking Lot" (See case file) dated September 4, 1996 which is conceptual in nature and not exact in details which shall vary as approved by the Planning Commission at the time of landscape plan as part of the Plan of Development approval.

Additional supplemental evergreen plantings shall be for both aesthetics and visual barrier effect.

6. Dry Retention Basin. Any dry retention basin located on the property as part of the best management practice for this site shall have wetland plantings as may be determined appropriate by the Planning Commission at the time of Plan of Development approval. The supplemental wetland plantings shall be generally consistent with the attached "Typical Buffer Cross-Section" (See case file) dated August 15, 1996 which is conceptual in nature and not exact in details which shall vary as approved by the Planning Commission at the time of the Plan of Development approval.

Any such dry retention basin on the property shall incorporate in its design and construction any safety features (including but not limited to wooden fencing and special plantings) determined appropriate by the Planning Commission at the time of Plan of Development review.

7. Access Driveway, Utilities and Signs. Access driveway, utilities and signs may be located on the property in the landscaped buffer adjacent to the right-of-way of North Ridge Road if permitted or required by the Planning Commission at the time of Plan of Development review or if required by any governmental body; any such access driveway and utilities shall be generally perpendicular to the applicable buffer area except as otherwise permitted by the Planning Commission at the time of Plan of Development approval.

No access driveway, utilities or signs shall be allowed in the natural buffer adjacent to Hampton Ridge subdivision or any property facing Zionsville Road.

8. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. All lighting from such parking lot fixtures shall be produced from concealed sources of light, and shall be reduced to a security level following the close of business operations on the property.
9. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the property lines in a manner approved by the Planning Commission at the time of Plan of Development approval.
10. Trash Receptacles. Trash receptacles shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of Plan of Development approval. No trash pick up shall occur before 7:00 a.m. or after 7:00 p.m. or on the

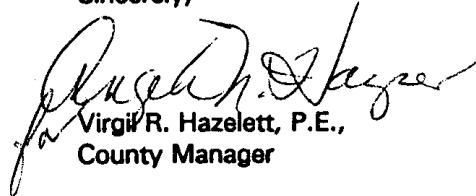
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weekend or any holiday. The trash receptacles shall be located as shown on the Schematic Master Plan (See case file).

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. Ralph L. Axelle, Jr., Esquire
Mr. Benjamin R. Lacy, IV
Ms. Thelma N. Mahoney
Mr. James F. Mahoney
Mr. Robert Norrrell, Jr.
Ms. Marie Norrell
Ms. Sophia N. Beal
Ms. Sadie B. Reed
Ms. Susie N. Gibson
Ms. Virginia N. Wright
Ms. Althea N. Branch
Ms. Alice N. Richardson
Ms. Linda Simms
The Nolde Company, Inc.