

NURSING HOME AND
ASSISTED LIVING FACILITY

21-A-8

BROOKLAND DISTRICT

C-68C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 16, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-68C-96

Mr. John W. MacKenzie, Vice-President
Beverly Health & Rehabilitation Service
5111 Rogers Avenue, Suite 40-A
Fort Smith, AK. 72919

Dear Mr. MacKenzie:

The Board of Supervisors at its meeting on October 9, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcel 21-A-8, described as follows:

Beginning at a point on Mountain Road 3567.48' more or less to the west of the centerline of Brookley Road and marked by a rod; thence N. 27° 11' 20" E., 450' to a point; thence S. 62° 48' 40" E., 850.41' to a point; thence S. 27° 11' 20" W., 872.55' to a point on Mountain Road; thence 951.49' more or less, along Mountain Road to the point and place of beginning, and comprising 13.189 acres, more or less. Less and except that certain strip of land along Mountain Road consisting of 28,120 square feet (0.646 acres) as depicted on that certain plat of survey prepared by the County of Henrico Department of Public Works dated April 22, 1996, entitled "Right of Way Dedication at 3600 Mountain Road," a copy of which plat is attached hereto as Exhibit A-1 (see case file).

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):

As used in the following Proffered Conditions, the term "the Property" means the 13.189 acre site on which the Elizabeth Adam Crump Manor Nursing Home is located.

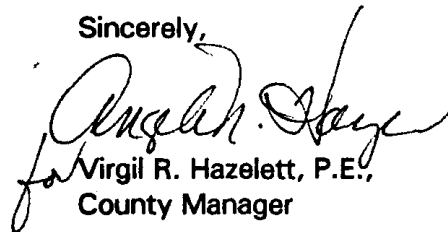
1. **Use:** Use of the Property shall be limited to a nursing home and assisted living facility.
2. **Architecture:** The architecture of any additional development on the property shall be similar in style, colors and materials to the existing nursing home.
3. **Setbacks:** No building shall be constructed closer than 50 feet to the perimeter of the Property.

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4. **Buffers:** A 25-foot wide natural or landscaped buffer shall be provided adjacent to the perimeter of the Property. The buffer shall remain undisturbed except for (1) clearing of underbrush and dead materials, (2) interruptions or crossing by utility or drainage easements or by pedestrian trails or driveways and (3) removal of a portion of the natural foliage in accordance with good horticultural or silvicultural practice. Supplemental landscaping shall be provided according to a landscaping plan approved by the Planning Commission in those buffer areas where insufficient natural growth exists to screen the development or where it has been removed in accordance with this paragraph.
5. **Fencing and Walls:** No fencing or walls shall be located closer than 50 feet of the Mountain Road right-of-way. Fencing or walls located in the side or rear yards shall be located on the interior half of the buffer described in Proffer 4 (Buffers). No chain link fence shall be permitted.
6. **Ingress and Egress:** All ingress and egress to the Property shall be from Mountain Road.
7. **Site Coverage Ratio:** The total area of all building footprints and all paved areas shall not exceed 65 percent of the Property.

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. Dwight Kouri