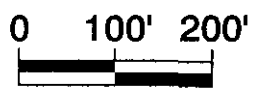


65-A-2

ASSISTED LIVING FACILITY

TUCKAHOE DISTRICT

**C-95C-96**®



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



Virgil R. Hazelett, P.E.  
County Manager

January 24, 1997

Re: **Conditional Rezoning Case C-95C-96**

**ARV Assisted Living, Inc.  
245 Fisher Avenue  
Costa Mesa, CA 92626**

Gentlemen:

The Board of Supervisors at its meeting on January 22, 1997, granted your request to conditionally rezone property from R-5 General Residence District to R-6C General Residence District (Conditional), Parcel 65-A-2, described as follows:

Beginning at a point in the W. line of Poplar Forest Drive said point being 536.58' south of the S. line of Ridgefield Parkway; thence from said point of beginning continuing in a southerly direction along the western line of Poplar Forest Drive along a curve to the left having a radius of 3,046.43', 358.25' to a stone monument; thence continuing along the W. line of Poplar Forest Drive S. 01° 26' 41" W., 137.00' to a rod; thence N. 88° 38' 36" W., 739.61' to a point in the E. line of Gayton Road; thence in a northerly direction along the E. line of Gayton Road N. 03° 50' 31" E., 309.57' to a point; thence continuing along the E. line of Gayton Road in a northerly direction along a curve to the right having a radius of 1403.82', 294.53' to a point; thence continuing along the E. line of Gayton Road N. 15° 51' 46" E., 82.72' to a point; thence S. 73° 26' 52" E., 708.61' to a point and the place of beginning, containing 9.874 acres.

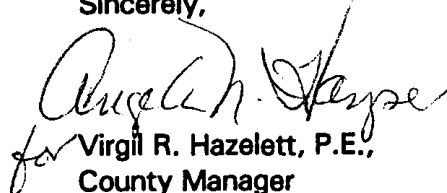
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The existing structure and any additional structures on the subject property shall be used for an assisted living facility, which is an adult care residence for adults who may have physical or mental impairments and require at least moderate assistance with the activities of daily living.
2. All roof top or ground mounted H.V. and A.C. units will be screened from surrounding views at the property line.
3. Hours of deliveries and trash pick up will be restricted to the hours between 7:30 A.M. and 6:00 P.M. Monday through Saturday. There will be no deliveries or trash pickup on Sundays.

4. The property shall be developed in substantial conformance with the Conceptual Master Plan prepared by Architectural Concepts, Inc., dated December 20, 1996, a copy of which is attached hereto as Exhibit "A" (see case file), subject, however, to such traffic, engineering and other changes as may be requested by the County or owner and approved by the Planning Commission at the time of plan of development review.
5. Any addition to the existing building or any other structure constructed on the subject property shall be in substantial conformance with the existing building relative to architectural design. The material used shall be brick and to match in color the existing structure as near as possible.
6. There shall be no vehicular access to or from the subject property to or from Poplar Forest Drive.
7. A buffer a minimum of 90' in width will be provided along and adjacent to the eastern property line of the subject property, said line being the western right-of-way line of Poplar Forest Drive. All existing vegetation within the buffer shall be preserved except to the extent necessary or required for utility or drainage easement or other purposes requested and specifically permitted by the Planning Commission at the time of plan of development review. Any such drainage or utility easements shall run generally perpendicular to the western right-of-way line of Poplar Forest Drive and shall not run through the buffer in a parallel fashion.
8. There shall be no construction entrance to or from the subject property, to or from Poplar Forest Drive.

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. Bo Russ