

A-1 & R-5 to R-6C  
3.52 Ac.

PTS. OF 76-A-8A & 8G

ASSISTED LIVING RESIDENTIAL UNITS

TUCKAHOE DISTRICT

C-42C-98



HENRICO COUNTY PLANNING OFFICE

GAYTON

TUCKAHOE VILLAGE WEST TOWNHOUSES

TUCKAHOE VILLAGE WEST

GAYTON GREEN



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

July 14, 1998

Re: Conditional Rezoning Case C-42C-98

Mr. Mark Finkel  
Beth Sholom Home of Virginia, Inc.  
12000 Gayton Road  
Richmond, VA 23233

Dear Mr. Finkel:

The Board of Supervisors at its meeting on July 8, 1998, granted your request to conditionally rezone property from A-1 Agricultural and R-5 General Residence Districts to R-6C General Residence District (Conditional), Part of Parcels 76-A-8A and 8G, described as follows:

Beginning at a point on the northern right-of-way line of Lauderdale Road at the southwest corner of tax parcel number 76-A-8A and the southeast corner of tax parcel number 76-A-8B, said point being the True Point of Beginning; thence leaving Lauderdale Road N. 34° 30' 30" E., 400.00' to a point; thence S. 72° 36' 43" E., 189.68' to a point; thence along a curve to the right having a radius of 7,769.44' for a length of 550.07' to a point on the western right-of-way line of Gayton Road; thence along Gayton Road S. 17° 16' 02" E., 48.67' to a point; thence leaving Gayton Road along a curve to the left having a radius of 5,769.58' for a length of 939.58' to a point; thence S. 78° 53' 27" W., 95.40' to a point on the northern right-of-way line of Lauderdale Road; thence N. 48° 23' 13" W., 235.46' to the True Point of Beginning, containing 3.52 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. Elevation and Layout Plan. The Property shall be developed in conformance with the Conceptual Layout Plan entitled "Beth Sholom Assisted Living Facility Layout and Utilities" prepared by Balzer and Associates, Inc. dated November 3, 1997 and with the Conceptual Elevation entitled "Exterior Elevations, Beth Sholom Assisted Living" prepared by Freeman Morgan Architects dated November 28, 1997, copies of which are attached as Exhibits A and B, respectively, (see case file), subject, however, to such traffic, engineering and other changes as may be requested by the County and approved at the time of Plan of Development review.

2. **Buffers.** A landscaped or natural buffer area of a minimum of twenty-five (25) feet in width shall be maintained along the boundaries of the Property abutting John Rolfe Parkway (proposed) and Lauderdale Drive, except to the extent necessary for utility easements, storm water facilities, signage, access to and from public rights of way and other purposes required at the time of Plan of Development review or by any other governmental body. Healthy, mature trees shall, to the extent reasonably practical, be retained within the aforesaid buffer areas. Any utility easements, storm water facilities or access permitted within the aforesaid buffer area shall be generally perpendicular to the buffer area unless otherwise requested, and specifically permitted, or if required, at the time of Plan of Development review. Where permitted, areas disturbed for utility installation shall be restored in the manner required at the time of Landscape Plan review and shall thereafter be maintained by the owner of the Property.
3. **Use.** The only principal use permitted on the Property shall be for assisted living and residential units for the aged and uses customarily accessory and incidental thereto.
4. **Height.** No building constructed on the Property shall exceed the lesser of two (2) stories or forty-five (45) feet in height.
5. **Residents.** No more than one hundred (100) residents shall be permitted on the Property.
6. **Screening.** All heating and air conditioning equipment and trash receptacles shall be screened from public view at ground level at the perimeter of the Property. The dumpster(s) shall be screened from public view by the same brick material as the outside wall of the principal building.
7. **Exterior and Parking Lot Lighting.** Exterior and parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, shall be produced from concealed sources of light (i.e., shoe box type), and shall not exceed one-half (1/2) foot candle at the boundaries of the Property. Lighting levels will be reduced to a security level after the close of visiting hours.
8. **Access.** Direct vehicular access to and from the Property shall be limited to Lauderdale Drive, unless otherwise required by any governmental body having jurisdiction with respect thereto.
9. **Refuse Pickup and Deliveries.** Refuse pickup from and delivery of supplies to the Property shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday, with no refuse pickup or delivery of supplies permitted on Sunday except in cases of bona fide emergencies.

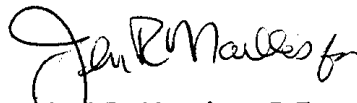
Mr. Mark Finkel  
Beth Shalom Home of Virginia, Inc.  
July 14, 1998

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10. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, all 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,



Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Jay M. Weinberg, Esquire