



ASSISTED LIVING FACILITY

51-A-98 & 99
BROOKLAND DISTRICT

C-51C-98 0 200' 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 30, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-51C-98

Mr. Peter W. Runkle
Woodmen, LC
406 W. Franklin St.
Richmond, VA 23220

Dear Mr. Runkle:

The Board of Supervisors at its meeting on October 28, 1998, granted your request to conditionally rezone property from R-3 One Family Residence District to R-6C General Residence District (Conditional), Parcels 51-A-98 and 99, described as follows:

Beginning at a point on the W. line of Woodman Road located 163.07' north of the N. line of Parham Road extended; thence along the W. line of Woodman Road N. 43° 12' 28" W., 432.92' to a point; thence S. 78° 56' 13" W., 246.07' to a point; thence S. 03° 34' 32" E., 137.03' to a rod; thence S. 16° 20' 28" W., 86.34' to a point; thence S. 46° 27' 50" E., 383.98' to a rod; thence N. 51° 54' 24" E., 349.78' to a point on the W. line of Woodman Road, the point of beginning, containing 3.919 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. USE

The improvements to be constructed on the property will provide multi-family assisted living accommodations and related services only for elderly persons, but in no event in excess of two (2) persons per bedroom. For purposes hereof, the term "elderly persons" shall mean persons at least sixty-two (62) years of age. No part of the property shall be used for multi-family/apartment rental property.

2. BUILDING EXTERIOR

The exterior walls of the building will be of brick, with vinyl siding used on the window spandrels and other minor areas. Windows will be double-glazed vinyl or aluminum clad. The building exterior shall be constructed consistent with building

elevations prepared by Strange-Boston Associates dated 8/14/98 and attached hereto as Exhibit "A" (see case file).

3. PARKING and DRIVES

Concrete curb and curb/gutter will be provided with asphalt paving throughout.

4. LANDSCAPING & MASONRY WALL * see removal of sweetgum tree memo in file 11-30-98
Healthy trees of 4" or larger caliper will be preserved in areas indicated on the site plan prepared by Strange-Boston Associates, dated 8/14/98 and attached hereto as Exhibit "B" (see case file), and be supplemented with other plantings as determined to be appropriate in P.O.D. review. The 35-foot setback strip along Woodman Road will have planting in accordance with County landscape ordinance regulations.

An eight (8) foot high decorative concrete masonry wall will extend along the edge of the property bordering on the residential lots along the northwest property line.

5. SECURITY

The building will have signal monitors on exterior doors and closed circuit TV monitoring of building entrance with tape record (tapes to be preserved for a period of 6 months and made available to Henrico County police and planning authorities upon request). Additionally, a manual fire alarm system and heat detectors in select spaces will be provided and the building will be fully sprinklered. A licensed practical nurse will be on full-time duty at the facility 24 hours a day, each day. Each apartment will have an audio emergency response system, an audio-visual fire alarm and a smoke alarm. Each apartment will have individually keyed entry doors with staff master key.

6. HEIGHT

No building constructed on the Property shall exceed thirty (30) feet in height, as measured under the Henrico Zoning Ordinance.

7. SCREENING

Exterior HVAC equipment will be located on the side of the lot away from the adjacent residential properties and be screened with shrubs, or other materials deemed appropriate in P.O.D. review. The "dumpster" will be enclosed with brick walls, consistent with the building walls, and gated. The enclosure will be further screened with vegetation deemed appropriate in P.O.D. review.

8. PEDESTRIAN CONNECTIONS

4 foot wide concrete sidewalk connections will be installed to provide direct connection to the neighboring Patient First and Parham Health Care and Rehabilitation Center properties. The Planning Commission may waive this in P.O.D. review if this is determined to be not feasible.

9. REFUSE PICK-UP AND DELIVERIES

Refuse pick-up and deliveries to the facility will be limited to hours between 7 a.m. and 8 p.m., Monday through Saturday. No pick-up or deliveries will be permitted on Sunday.

10. SITE LIGHTING

Parking lot and driveway lighting fixtures shall be concealed source type ("shoe box") mounted on poles no higher than 20' above grade at the base of the pole and will not provide ground illumination in excess of 1/2 foot candle at the property boundaries. At 10:00 P.M. the exterior parking lot and driveway lighting will be reduced to security levels by automatic timer.

11. RESIDENT SERVICES

The following services will be provided to Residents:

- a) Planned and organized activities in games, crafts, exercise, lectures, discussion groups, dances and field trips.
- b) A management-operated van will be available for small group excursions.
- c) Three meals a day will be offered in communal dining room.
- d) Maid and linen service will be provided.
- e) Periodic health screening will be provided by qualified health service personnel.

12. FIRE SAFETY

The building is to be fully sprinklered. Additionally, dwelling units will be separated from each other and from spaces by 1-hour fire resistive construction. Stairwells will have areas of rescue assistance for handicapped residents, with intercom connection to the central entry area.

13. STUDIO UNIT SIZE

The Applicant agrees to limit the number of studio units to eleven (11), ten (10) of which will be 395 square feet minimum size and one (1) will be 350 square feet minimum size. These studio units will be limited to single occupancy.

Mr. Peter W. Runkle
Woodmen, L.C.
October 30, 1998

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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
Strange-Boston and Assoc.
Ms. Louise Chester