

SINGLE - FAMILY RESIDENTIAL AND
CONSERVATION AREA

C-74C-99



227-A-2A
VARINA DISTRICT
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 24, 2000

Virgil R. Hazelett, P.E.

County Manager

Doran Development Corp., LLC

2114 Spencer Rd.

Richmond, VA 23230

Re: Conditional Rezoning Case C-74C-99

Gentlemen:

The Board of Supervisors at its meeting on May 23, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) and C-1 Conservation District, Parcel 227-A-2A, described as follows:

PARCEL A -R-2AC

Beginning at a point in the west line of Doran Road said point being approximately 5,000' north of the intersection of State Route 5 and Doran Road, thence from said point of beginning along the west line of Doran Road in a northerly direction along a curve to the left having a radius of 1192.64', a distance of 220.61' to a point; thence continuing along the west line of Doran Road N29°22'35"E, a distance of 124.52' to a point; thence leaving Doran Road continuing in a northwesterly direction along a curve to the right having a radius of 180', a length of 112.59' to a point; thence N19°37'23"W, a distance of 444.23' to a point; thence along a curve to the right at a radius of 180', a length of 8.89' to a point; thence N16°47'37"W, a distance of 123' +/- to the 100 year flood plain elevation; thence in a westerly direction along the 100 year flood plain elevation 1300' +/- to a point; thence S28°00'28"W, a distance of 668' +/- to a point; thence S47°00'23"E, a distance of 1234.88' to a point; thence N35°51'24"E, a distance of 959.22' to a point; thence S47°58'56"SE, a distance of 253.58' to a point in the west line of Doran Road and the point of beginning, said parcel containing 38.8 +/- acres.

Parcel B - C-1

Commencing at a point where the west line of Doran Road meets the northern line of State Route 5; thence along the west line of Doran Road approximately 5,000' to a point; thence along a curve to the left having a radius of 1192.64', a length of 224.61' to a point; thence N29°22'35"E, a distance of 124.52' to a point; thence leaving Doran Road continuing in a northwesterly direction along a curve to the right having a radius of 180', a length of 112.59' to a point; thence N19°37'23"W, a distance of 444.23' to a point; thence along a curve to the right having a radius of 180', a length of 8.89' to a point; thence N16°47'37"W, a distance of 123' +/- to the 100 year flood plain and the point of beginning; thence from said point of beginning N16°47'37"W, a distance of 150' +/- to the centerline of Four Mile Creek; thence along the centerline of Four Mile Creek as it meanders in a northerly and westerly direction a distance of 1525' +/- to a point; thence S28°00'28"SW, a distance of 250' +/- to a point in the 100 year flood plain; thence along the 100 year flood plain in an easterly direction 1300' +/- to the point and place of beginning, containing 7.0 +/- acres.

The Board of Supervisors accepted the following proffered conditions, dated May 19, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exterior portions of the foundation of any dwellings constructed on the property shall be of brick or stone. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish, may have foundations consisting of the same material.
2. All chimneys of any dwellings constructed on the property shall be brick or stone except on dryvit or vinyl siding dwellings, on which the chimneys may be dryvit or vinyl siding. All chimneys or direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundation. No cantilevered chimneys will be allowed.
3. The minimum finished livable square footage of dwellings shall be as follows: (A) One story = 1,600 S.F.; (B) Two story = 2,000 S.F.
4. There shall be no "slab construction" of any dwellings constructed on the property, exclusive of garages, basements, attached storage buildings, utility rooms, Florida rooms, storage spaces, porches stoops or accessory buildings.
5. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Doran Road.
6. The dedication of the right of way for the widening of Doran Road as determined at the time of tentative subdivision review, shall be part of the recorded plat of the first recorded section of such subdivision.
7. There will be no more than 65 residential lots developed on the subject property.
8. At least 65% of houses constructed on lots in the subdivision of the subject property will be two story of cape style homes.
9. There will be restrictive covenants recorded in conjunction with the recordation of the first section of this subdivision. Such items included in the restrictive covenants will be that all mailboxes and lamp posts will be consistent as to design and quality; that all garage doors will have electric door openers; that all driveways will be paved and all building structures must be approved by an architectural control committee. These items are by way of illustration, not limitation.
10. A landscape buffer, a minimum of 25' in width will be provided along and adjacent to the right of way line of Doran Road as such right of way is determined at the time of subdivision review. The buffer will consist of berms, landscaping, fencing or may be left in its natural condition or a combination thereof, except to the extent necessary or required for utilities and

drainage easements, signage, access to and from public right of way as required by the Planning Commission at the time of subdivision review. No fencing may be installed within 20' of the right of way line of Doran Road except for entrance way fencing.

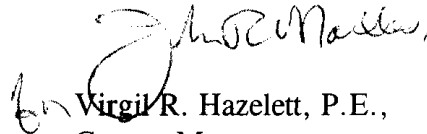
11. A landscape buffer a minimum of 25' in width will be provided adjacent to the right of way line of the Virginia Power transmission line easement. The buffer shall be left in its natural state except to the extent necessary for utility easements, drainage easements, roads, fences and other purposes required as specifically permitted or if required by the Planning Commission at the time of subdivision approval. Dead trees, underbrush and trees with a trunk diameter less than 2" may be removed from said buffer.
12. To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.
13. At least 80% of lots developed on the subject property will have a minimum of 90' width at the established building setback line.
14. There will be a 40' building setback from the existing right of way of the Virginia Power transmission line easement. This setback will apply to the principal structure only and does not apply to detached accessory structures.
15. At least fifty percent (50%) of all garages built on the subject property shall have side or rear entry. The developer will provide a listing of garage entries for all homes built on the subject property, at any time, upon the request of the Henrico County Planning Office.
16. Temporary Access Limitations to Old Mill Estates: All construction and development traffic going to and from the subject property shall use access to and from Doran Road. There shall be a temporary barricade placed at the end of existing Kinvan Road adjacent to the subject property to prevent construction and development traffic access through Old Mill Estates. The said barricade shall be placed at the specified location when the access from the subject property to Old Mill Estates subdivision is constructed. The said barricade shall remain in the specified location until the fiftieth (50th^h) building permit is issued or until the road is taken into the County system for maintenance or until such time as removal is required by any governmental agency. The intent being to eliminate construction and development traffic from the subject property through the Old Mill Estates.
17. The property shall be developed in substantial conformance with the Conceptual Plan as illustrated in Exhibit 'A'. Any modifications to the Conceptual Plan shall need approval by the Planning Commission at the time of Subdivision approval.

Doran Development Corp., LLC
May 24, 2000

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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
NKD Development
Mr. E. Delmonte Lewis