

HILLIARD RD

C-1

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BELMONT PARK

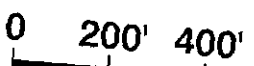
C-1

ALZHEIMER CARE FACILITY

83-A-146, 147, 148B, 150 & 151

C-15C-00

BROOKLAND DISTRICT



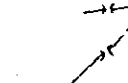
See (73-A-1A)

40' Road
in common

BELMONT PARK



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COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

March 21, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-15C-00

Mr. Max Ferentinos
Manorcare Health Services, Inc.
7361 Calhoun Pl., Set. 300
Rockville, MD 20855

Dear Mr. Ferentinos:

The Board of Supervisors at its meeting on March 14, 2000, granted your request to conditionally rezone property from R-4 One Family Residence District and R-6C General Residence District (Conditional) to R-6C General Residence District (Conditional), Parcels 83-A-146, 147, 148B, 150, and 151, described as follows:

Beginning at a point at the northwest corner of Henrico County Tax Parcel Number 83-A-148B and the northeast corner of Henrico County Tax Parcel Number 83-A-148A, which is the True Point of Beginning; thence S 87°33'00" E 304.03' to a point; thence S 04°21'15" E 206.66' to a point; thence N 85°38'45" E 3.40' to a point; thence S 08°44'18" E 60.18' to a point; thence S 04°21'15" E 84.00' to a point; thence S 85°38'45" W 261.00' to a point; thence N 04°21'15" W 185.00' to a point; thence S 85°38'45" W 200.00' to a point on the eastern right-of-way line of Hermitage Road; thence along the eastern right-of-way line of Hermitage Road N 04°21'15" W 50.00' to a point; thence N 85°38'45" E 2.00' to a point; thence N 04°18'00" W 50.00' to a point; thence N 85°38'45" E 0.05' to a point; thence N 04°21'15" W 50.00' to a point; thence leaving the eastern right-of-way line of Hermitage Road N 85°38'45" E 145.00' to a point; thence N 00°04'59" E 51.84' to the True Point of Beginning, containing approximately 2.888 acres.

The Board of Supervisors accepted the following proffered conditions, dated March 13, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restriction. The only use permitted on the Property shall be for a nursing home, convalescent home, home for the aged or assisted living facility and uses accessory and incidental thereto.
2. Site Plan and Elevations. Development of the Property shall be in substantial conformance with (i) the architectural appearance shown on the elevations entitled "Arden Courts Assisted Living Residence", attached hereto as Exhibit "A" and (ii) the site plan entitled "Proposed Arden Courts Facility, One Story Bldg." prepared by Manorcare

Health Services Architecture Dept., dated December 4, 1997, and attached hereto as Exhibit "B".

3. Exterior Materials. Any building shall have exposed exterior walls (above finished grade) of brick, stone, wood, exterior insulating finishing systems ("E.I.F.S."), cementitious siding, or a combination of the foregoing. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal.
4. Buffer. Except as set forth below, a buffer area a minimum of twenty (20) feet in width will be provided adjacent to Henrico County Tax Parcel Numbers 83-A-148A, 152, 153, 154 and 155. The aforesaid buffer adjacent to the southern line of Henrico County Tax Parcel 83-A-151, which is shown on the site plan referenced in Proffered Condition 2, shall be provided at such time as the life estate interest in the house located on such parcel terminates. Said house will be demolished within a reasonable amount of time after the expiration of such life estate. Any trees and vegetation providing screening within these buffers will be undisturbed, except to the extent necessary or allowed for supplemental plantings as required at the time of Plan of Development and/or utility easements and fencing as may be provided herein. Dead and falling growth may be removed. Any utility easements (other than existing utility easements) permitted within the buffer area shall be extended generally perpendicular to the buffer area.
5. Building Height. The building to be constructed on the Property shall be one story.
6. Signage. Any detached signs shall be ground-mounted monolithic-type signs.
7. Dumpster Enclosures. Enclosure areas for dumpsters on the Property shall, except for access doors, be constructed of a masonry material.
8. Trash Removal; Parking Lot Cleaning. Trash pickup from the Property and parking lot cleaning shall be limited to the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday. There shall be no trash pickup or parking lot cleaning on Sundays.
9. Mechanical Equipment. Mechanical equipment shall be screened from view at ground level at the Property lines in a manner approved at the time of Plan of Development.
10. Lighting. Lighting shall be produced from concealed sources of light and the lighting standards shall not exceed twenty (20) feet in height and shall be positioned in such a manner as to minimize the impact of such lighting off site.
11. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.

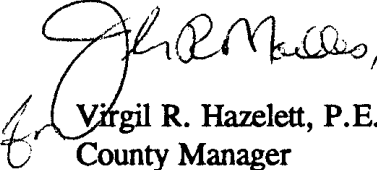
Mr. Max Ferentinos
Manorcare Health Services, Inc.
March 21, 2000

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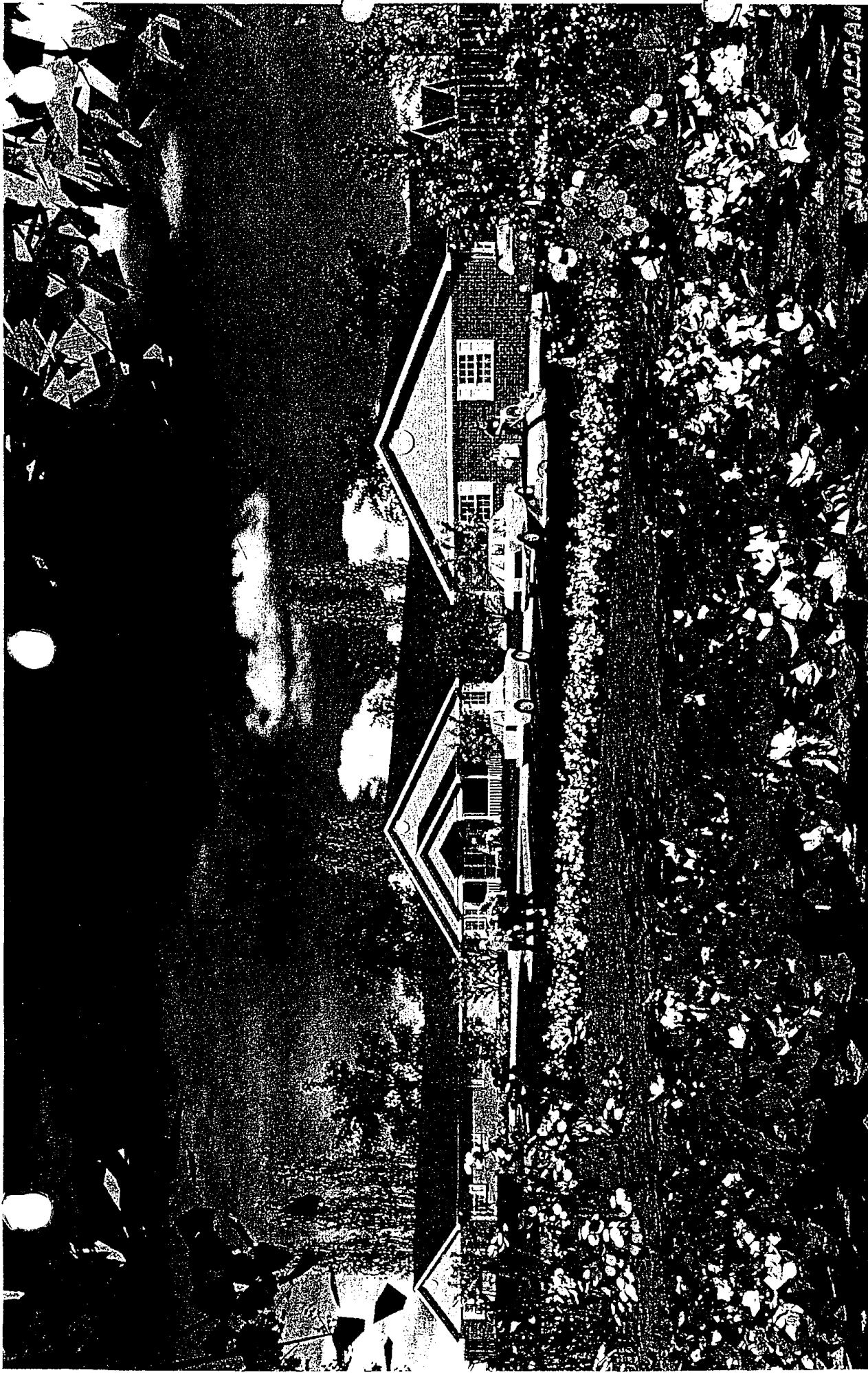
12. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
13. Fences. A six (6) foot high board fence with an additional one (1) foot high section of lattice on the top of such fence shall be provided along the eastern, southern and western portions of the Property around three sides of the proposed building as shown on Exhibit "B" attached hereto. Further, a fence shall be provided along the southern property line of Tax Parcel No. 83-A-148A beginning approximately at the front corner of the existing home and connecting to and matching with the existing fence previously provided by the Applicant on the rear property line of such tax parcel.
14. Demolition of Home. The existing home on Tax Parcel No. 83-A-150 shall be maintained in an orderly condition until demolished. Such home shall be demolished, at the latest, at the time the Property is developed.
15. Entrance Landscaping. The Applicant's Landscape Plan shall include landscaping at the entrance to the Property off Hermitage Road.

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. James W. Theobald, Esquire
Mr. Larry P. Balderson
Ms. Elizabeth S. Puryear
Stewall Corp.



ARDEN COURTS

ASSISTED LIVING RESIDENCE

Exhibit A