

R-2C

(See 40-A-1 A)

R-6C

PROP.

CROSS

RIDGE

R-6C, R-2 to O-2C
3,532 AC.

STAPLES

MILL RD.

R-2

B-1C

B-1

R-5AC

O-2C

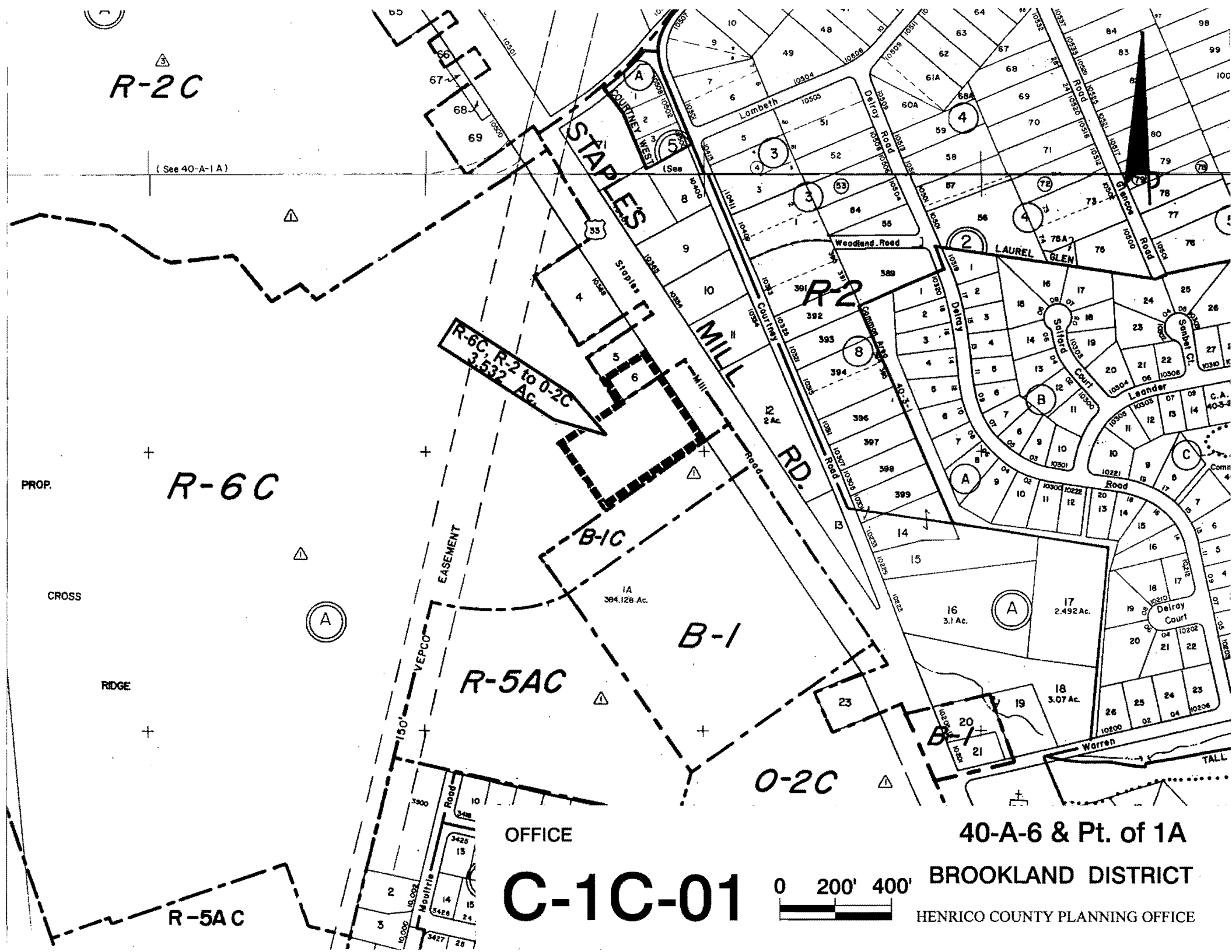
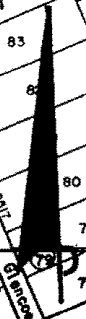
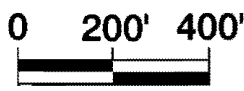
OFFICE

C-1C-01

40-A-6 & Pt. of 1A

BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 20, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-1C-01

Mr. Robert M. Atack
Staples Mill, L.C.
4435 Waterfront Dr., Suite 406
Glen Allen, VA 23060

Dear Mr. Atack:

The Board of Supervisors at its meeting on February 13, 2001, granted your request to conditionally rezone property from R-2 One Family Residence District and R-6C General Residence District (Conditional) to O-2C Office District (Conditional), Part of Parcel 40-A-1A and Parcel 40-A-6, described as follows:

Cross ridge

Tract 8-E

Beginning at a point on the southern boundary of the right of way line of Staples Mill Road, said point being 2053.17 feet north of the intersection of the southern boundary of the right of way line Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended. Thence leaving the southern boundary of the right of way line of Staples Mill Road in a westerly direction with four (4) courses and distances: (1) Along a circular curve to the right having a radius of 30.00 feet, a delta angle of 90°00'00" and an arc length of 47.12 feet to a point; (2) Thence S 56°14'19" W 424.98 feet to a point; (3) Thence N 32°59'49" W 298.31 feet to a point; (4) Thence N 56°10'39" E 451.00 feet to a point on the southern boundary of the right of way line of Staples Mill Road; Thence with the southern boundary of the right of way line of Staples Mill Road in a southeasterly direction; S 33°45'41" E 268.77 feet to a point, said point being the Point and Place of Beginning for Tract 8-E and containing 3.100 acres.

Tract 9

Beginning at a point on the southern boundary of the right of way line of Staples Mill Road, said point being 2334.94 feet north of the intersection of the southern boundary of the right of way line Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended; Thence leaving the southern boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 56°10'39" W 188.00 feet to a point; (2) Thence N 33°49'21" W

100.00 feet to a point; (3) N 56°10'39" E 188.00 feet to a point on the southern boundary of the right of way line of Staples Mill Road; Thence with the southern boundary of the right of way line of Staples Mill Road in a southeasterly direction; S 33°49'21" E 100.00 feet to a point, said point being the Point and Place of Beginning for Tract 9 and containing 0.432 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 18, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Landscape Area. A landscape area a minimum of thirty (30) feet in width shall be provided along Staples Mill Road. The entire site shall be landscaped or sodded and irrigated with exception of mulched areas, parking lots and islands.
2. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
3. Trash Service. Trash enclosures for dumpsters shall be constructed of materials similar to that which is used in the primary building. The enclosure shall be gated with an opaque material.
4. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level and from the second floor of any residence in a manner approved at the time of plan of development review. The screening material will be a minimum of 6" higher than the mechanical equipment.
5. Building Materials. The building will be constructed with a minimum of ninety (90%) percent brick, stucco or dryvit exclusive of windows, doors, breezeways and architectural design features. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal.
6. Prohibited Uses. The property shall not be developed for use as a child care center or a funeral home.
7. Building Size. The building will be a maximum size of 45,000 square feet.
8. Fences. No fence will exceed 72".
9. Road Standards. All private roads within CrossRidge shall be built in a comparable manner to Henrico County public subdivision roads as it relates to base stone and asphalt.

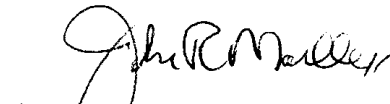
Mr. Robert M. Atack
Staples Mill, L.C.
February 20, 2001

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10. Access. There shall be no direct vehicular ingress/egress from the property to Staples Mill Road.
11. 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.

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
Ms. Flora Ferguson