

R-3

R-3,0-2 to 0-3C
4.0 Acres

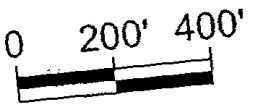
O-3C

R-3

R-3

OFFICE

C-46C-01



60-A-74 & 61-A-36
BROOKLAND DISTRICT
HENRICO COUNTY PLANNING OFFICE

HERMITAGE HIGH SCHOOL

69
59.251 Ac.

Hermitage High Blvd.

72
14.301 Ac.

POWER

PARHAM

73
2 pts.
48.376 Ac.
COUNTY OF HENRICO
GOVERNMENT COMPLEX

35
4.348 Ac.

37
12.97 Ac.

54
3.71 Ac.

O-2C

R-3

See (71-A-3)

R-3

3
6.06 Ac.

See (61-A-56)
2 pts.

R-2

HERMITAGE FARMS

HERMITAGE CENTRAL

SPRING ROAD

HUNGARY ROAD

O-1

O-1C

TURCON HEIGHTS

SUDAN ROAD

WISTAR FARMS

WISTAR FARMS

HERMITAGE FARMS

HERMITAGE CENTRAL

HERMITAGE FARMS

HERMITAGE CENTRAL

HERMITAGE FARMS

HERMITAGE CENTRAL

HERMITAGE FARMS

HERMITAGE CENTRAL

HERMITAGE FARMS

HERMITAGE CENTRAL



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 16, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-46C-01

Mr. W. Gerald Yagen
4455 South Boulevard
Suite 500
Virginia Beach, VA 23452

Dear Mr. Yagen:

The Board of Supervisors at its meeting on October 9, 2001, granted your request to conditionally rezone property from R-3 One Family Residence District and O-2 Office District to O-3C Office District (Conditional), Parcels 60-A-74 and 61-A-36 described as follows:

Beginning at a stone lying on the north line of Parham Road at the northeast intersection of Hungary Spring Road and Parham Road; thence with the right-of-way of Parham Road S68°56'19"E 150.00 feet to a point; thence S73°08'39"E 718.08 feet to a point; thence along a curve to the left having a radius of 2554.35 feet and an approximate length of 702± feet to a small creek crossing under Parham Road said intersection of road and creek being the Point of Beginning (POB); thence leaving said POB lying on the north line of Parham Road with the lands of Henrico County in a north westerly direction with same small creek for 176± feet to a point; thence N61°16'21"E 516± feet to a point; thence with the lands of Crest Associates S33°11'39"E 161.72 feet to a point; thence S43°32'39"E 122.45 feet to a point; thence S51°01'14"E 163.93 feet to a point lying on the north line of Parham Road; thence with the northern right-of-way of Parham Road along a curve to the right having a radius of 2554.35 feet and a length of 675± feet to the point of beginning consisting of 3.9± acres.

The Board of Supervisors accepted the following proffered conditions, dated October 5, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Building height shall not exceed three stories, (48 feet).
2. Building Materials: The buildings will be constructed with a minimum of ninety (90%) percent brick, 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.
3. Parking Lot Lighting: Parking lot lighting standards shall not exceed twenty (20) feet in height above grade level. Parking lot lighting fixtures shall be


- positioned horizontally and in such a manner as to minimize the impact of such lighting on any adjacent property.
4. HVAC: Any rooftop heating and air conditioning equipment shall be screened from public view at ground level at the property lines by means of parapets or other architectural features in a manner approved at the time of Plan of Development review.
 5. Trash Enclosures: Trash enclosures for dumpsters shall be constructed of materials similar to that which is used in the primary building. The enclosures shall be gated with an opaque material.
 6. Underground Utilities: Except for junction boxes, meters and existing overhead utility lines shall be underground.
 7. Prohibited Uses: This property shall not be developed for use as:
 - A. Child Care Center (other than for on site workers)
 - B. Funeral homes, undertaking establishments or cremation unit
 - C. Bank, Savings and Loans or small loan establishments, drive-in or otherwise
 - D. General Hospitals, sanitariums or charitable institutions for human care
 - E. Recycling collection facility
 - F. Private clubs
 8. Landscape Buffer: A 15-foot landscape buffer shall be left along Parham Road, with the intent of maintaining as much of the existing natural vegetation as possible. Landscaping in this buffer shall be supplemented as necessary to be compatible with the adjoining Courthouse Commons and the County complexes. Details to be worked out at time of P.O.D.
 9. Architectural Appearance: This buildings constructed on this site shall be similar in appearance to the attached drawing by architect William Henry Harris. Said drawing shall be made a part of this zoning case.
 10. Access: The primary access to this property shall be constructed from Hermitage High Boulevard (west of this parcel) through property owned by Henrico County. Granting of this access shall be subject to the approval of Henrico County. The secondary access shall be constructed to the East through the existing Courthouse Commons.
 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 any of the Proffers or the unaffected part of any such Proffer.

Mr. W. Gerald Yagen
October 16, 2001

3

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. Jonathan M. Webb
Mr. Donald N. Blake