

59
12.71 Ac. (A) See (68-A 59)

JACKSON DAVIS ELEMENTARY SCHOOL

R-3AC Nettlewood Drive

NESSLEWOOD SEVEN

64 Interstate

R-3 R-3AC

230-1C

LANSDOWNE WOODS

R-3

R-3AC

ROAD

AMEND PROFFERED CONDITIONS

R-3

R-3AC

R-3

PARHAM PLACE

PARHAM ROAD BAPTIST CHURCH

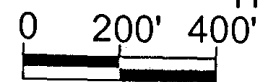
PARHAM HILLS

R-3

AMEND PROFFERED CONDITIONS

69-A-18,19 / 69-4-A-1, 2
THREE CHOPT DISTRICT

C-72C-01



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

West

June 18, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-72C-01

Mr. Louis Clifford Schroeder
610 Moorefield Park Drive
Richmond, VA 23236

Dear Mr. Schroeder:

The Board of Supervisors at its meeting on June 11, 2002, granted your request to amend proffered conditions on Conditional Rezoning Cases C-1C-84 and C-54C-85, on Parcels 755-750-8173 and 7564 (69-A-18 and 19) and 755-750-6245 and 6753 (69-4-A-1 and 2) described as follows:

Beginning at a point on the north line of Gwinnett Road; said point being the southwest corner of Lot 1, Block A, Parham Hills; thence along the northern line of Gwinnett Road N54°14'35"W, 189.36' to a point; thence along a curve to the right having a radius of 20' and an arc length of 16.23' to a point on the eastern line of Parham Road; thence N40°10'45"E, 428.58' to a point; thence S54°26'05"E, 195.60' to a point; thence S38°39'00"W, 224.50' to a point; thence N54°14'35"W, 13.43' to a point; thence S35°45'25"W, 210' to the point of beginning, containing 1.96 acres.

The following substitute proffered conditions, dated June 3, 2002, accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

1. No structure shall exceed one (1) story or 21 feet in height above ground level at its highest point, unless otherwise approved by the Planning Commission.
2. The total area of all structures constructed on the subject property shall not exceed 9,500 square feet of floor area. No structure located on the portion of the subject property designated as parcels 775-750-8173 and 7564 (the "Northern Portion") will exceed 5,000 square feet of floor area, and no structure located on the portion of the subject property designated as Lots 1 and 2, Block A, Parham Hills (the "Southern Portion") will exceed 4,500 square feet of floor area, unless otherwise approved by the Planning Commission.
3. All structures on the Southern Portion will be of a traditional colonial or Georgian design compatible in architectural design and character to the

houses located along Gwinnett Road and shall have a brick exterior, unless otherwise approved by the Planning Commission.

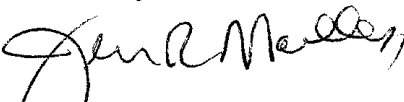
4. There shall be no ingress or egress directly to or from Parham Road.
5. A suitable dense evergreen screen of plantings will be maintained in a 25 foot wide buffer area along the eastern boundary line of the Southern Portion which is parallel and adjacent to Lot 3, Block A, Parham Hills (the "Buffer Area") except to the extent required for the construction, operation and maintenance of utility easements or driveways or otherwise approved or required by the Planning Commission. The existing plantings in the Buffer Area will be maintained to the extent possible and supplemental landscaping will be provided as approved or required by the Planning Commission. Underbrush, fallen, diseased or dead growth may be removed from the Buffer Area.
6. Parking lot lighting standards shall not exceed 20 feet in height, unless otherwise approved or required by the Director of Planning. All exterior lighting shall be low intensity, shall be positioned in such a manner to minimize the impact of such lighting on adjacent residential areas and shall be of such type as approved or required by the Director of Planning. All exterior lighting will be reduced after business hours to the minimum lighting necessary for security purposes.
7. All sign(s) on the property will be as permitted in an O-1 Office District, will not exceed six (6) feet in height and will be constructed of similar materials and compatible design with the architectural style of the structures. All identification signs on the Southern Portion shall be ground mounted, monument style signs without internal lighting.
8. Uses of the subject property will be those permitted in an O-1 Office District with the single exception that the subject property will not be utilized as a child care center.
9. The elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any other proffers or be unaffected part of any such proffer. The implementation of these proffers shall be the responsibility of the Owner or Owners in possession of the subject property or any part thereof.
10. Subject to obtaining the approval of the Virginia Department of Transportation, as owner of the Park & Ride facility located adjacent to the subject property, in connection with the construction of improvements on the Southern Portion, the owner of the Southern Portion shall provide a connection to the Park & Ride facility, at a location and in a manner to be

approved by the Henrico County Director of Public Works, to allow vehicles leaving the subject property to access the traffic signal located at the intersection of Parham and Fordson Roads; provided, however, such access shall not be required if (i) a traffic signal is constructed at the intersection of Parham and Gwinnett Roads, (ii) the Virginia Department of Transportation or any successor owner of the adjacent property withdraws the approval for such access, (iii) the Henrico County Director of Public Works determines that such access is no longer desirable or (iv) approved by the Henrico County Planning Commission.

11. For so long as any structure located on the Northern Portion is used as offices for a "general medical clinic" similar to the Patient First facility which is located on the Northern Portion as of the date of these proffers, no structure located on the Southern Portion shall be used as a general medical clinic similar to the Patient First facility. This proffer shall not restrict the use of the Southern Portion for offices for other medical services other than a general medical clinic similar to the Patient First facility.

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 condition in the Conditional Zoning Index.

Sincerely,


br Virgil R. Hazelett, P.E.,
County Manager

pc: Director, Real Estate Assessment
Conditional Zoning Index
Edward B. Kidd, Esquire