

C-44C-03 Brookland District

0 400 Feet

ZONING

AMEND PROFFERS

Ref. 762-764-6451

September 2003

SUBJECT PROPERTY

O-2C

B-1C

B-1

R-2

R-2

O-2C

B-1

R-5AC

FITCHETTS LA

LANCEOR DR

R-2

Courtney

MERKNER DR

R-5AC

R-6C

AMBURG LA

R-6C

R-5AC

Laurel Glen

OLD GOLDBENEY RD

CROSSBRIDGE GLEN WAY

STAPLES MILL RD

LEANDER DR

DELRAY RD

WARREN RD

STAPLES MILL RD

CONTESSA DR

MOULTREY RD

KOHLER RD

KOHLER RD





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 21, 2003

Virgil R. Hazelett, P.E.
County Manager

Staples Mill, LC a VA LLC
c/o Mr. Robert M. Atack
P. O. Box 32007
Richmond, VA 23294

Re: Conditional Rezoning Case C-44C-03

Dear Mr. Atack:

The Board of Supervisors at its meeting on October 14, 2003, granted your request to amend proffered conditions on Conditional Rezoning Case C-17C-00, on part of Parcel 762-764-6451, described as follows:

Tract 7

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43' northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended; thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with four (4) courses and distances: (1) S73°05'20"W 176.28' to a point; (2) thence N70°50'10"W 816.54' to a point; (3) thence N19°09'50"E 194.75' to a point; (4) thence N61°15'00"E 693.74' to a point on the western boundary of the right of way line of Staples Mill Road (State Route 33); thence along the western boundary of the right of way line of Staples Mill Road in an easterly direction with three (3) courses and distances; (1) S25°05'36"E 25.86' to a point; (2) thence N67°28'38"E 23.25' to a point; (3) thence S22°33'00"E 48.30' to a point on said right of way line; thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S69°49'56"W 184.72' to a point; (2) thence S21°47'24"E 160' to a point; (3) thence N69°49'26"E 180' to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33); thence along the western boundary of the right of way line of Staples Mill Road in an southerly direction with two (2) courses and distances; (1) S18°18'39"E 90.46' to a point; (2) thence S16°54'00"E 459.06' to a point on said right of way line, said point being the point and place of beginning for Tract 7, containing 8.92 acres.

The Board of Supervisors accepted the following proffered condition, dated July 31, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO TRACT VII

5. **Building Materials.** Any building or 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, sheet or corrugated aluminum, asbestos or metal.

7. **Building Size.** No building constructed on Tract VII shall exceed the lesser of two (2) stories or thirty-five (35) feet in height exclusive of architectural design features, except that any building within thirty-five (35) feet of the property line adjacent to Courtney subdivision shall not exceed one (1) story or twenty-five (25) feet in height. Any building or buildings in the aggregate in Tract VII shall not exceed a maximum density of 36,000 square feet.

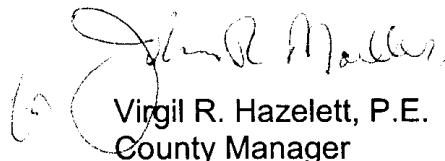
9. Deleted.

12. **Accesses.** All emergency accesses will be constructed with pavers and a cable across the access. There shall be no access (construction or otherwise) or road connection between Tract VII and Courtney subdivision.

15. **Access to B-1 Property to North.** Any access from Tract VII to the B-1 zoned property to the north shall align with the B-1 zoned property at the location shown on the schematic plan prepared by Jordan Consulting Engineers entitled "The Professional Offices @ CrossRidge, Henrico County, Virginia", dated July 29, 2003, a copy of which is attached hereto (see case file). The above access route from Staples Mill and Warren Roads shall be separate and not part of a parking lot drive aisle providing direct access to parking spaces.

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

pc: Mr. Jay Weinberg
Director, Real Estate Assessment
Conditional Zoning Index