

A-1 to R-3C
8.59 Acres



ZONING

SINGLE - FAMILY
RESIDENTIAL
Ref. 747-767-7057

C-50C-03

Three Chopt District

0 400 Feet

October 2003



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 19, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. Charles O. Davidson
Phase One Development, LLC
3919 Deep Rock Road
Richmond, VA 23233

Re: Conditional Rezoning Case C-50C-03

Dear Mr. Davidson:

The Board of Supervisors at its meeting on November 12, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 747-767-7057, 747-767-8072 and part of Parcel 747-767-4490, described as follows:

Commencing at the intersection of the north line of Sadler Road and the east line of Trexler Road (private); thence along the north line of Sadler N50°04'29"E for a distance of 449'± to a point on the north line of Sadler Road, being the place and point of beginning; thence leaving the north line of Sadler Road N42°24'13"W for a distance of 678.50' to a point; thence N00°25'21"E, for a distance of 328.49' to a point on the south line of Interstate 295; thence along the south line of Interstate 295 N79°07'38"E for a distance of 43.33' to a point; thence continuing along the south line of Interstate 295 S85°52'29"E for a distance of 382.61' to a point; thence continuing along the south line of Interstate 295 S70°59'25"E for a distance of 191.66' to a point; thence continuing along the south line of Interstate 295 S75°31'29"E for a distance of 149.93' to a point; thence leaving the south line of Interstate 295 S51°33'01"W for a distance of 337.16' to a point; thence S38°26'59"E for a distance of 347.86' to a point on the north line of Sadler Road; thence along the north line of Sadler Road, along a curve to the left with a radius of 756.20 and an arc length of 86.49", subtended by a chord of S53°32'36"W, for a distance of 86.44' to a point; thence continuing along the north line of Sadler Road S50°16'01"W for a distance of 63.63' to a point; thence continuing along the north line of Sadler Road S38°26'59"E for a distance of 21.45' to a point; thence continuing along the north line of Sadler Road S50°04'29"W for a distance of 185.91' to the place and point of beginning, containing 8.59 acres.

The Board of Supervisors accepted the following proffered conditions, dated November 12, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Restrictive Covenants:** Prior to or concurrent with the recordation of the subdivision plat approved by the County and before the conveyance of any portion of the property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's


office of the Circuit Court of Henrico County, Virginia seating forth quality controls on the development and maintenance of all portions of the Property.

2. **Minimum House Size**: The minimum size for any house constructed on the Property shall be a minimum of 2,000 square feet of finished floor area.
3. **Density**: No more than twenty (20) lots may be developed on the Property.
4. **Building Materials**: Houses on the Property shall be constructed with brick, stone, drivit or vinyl siding or other material approved by the Director of Planning but no masonite siding or block. A minimum of 50% of the houses on the Property shall have brick or stone fronts or an equivalent amount of brick or stone used on houses as approved by the Director of Planning.
5. **Fireplace Chimneys**: All exterior portions of the fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys, and gas vents, and bay windows (other than those on the rear of the house) shall be built on brick or stone foundations.
6. **Foundations**: The visible portions of the residence foundations shall be constructed of brick or stone.
7. **Street Improvements**: The streets of the subdivision shall be constructed of asphalt and designed with standard six (6) inch curb and gutter.
8. **Buffer**: A landscaped buffer area a minimum of 25 feet from the ultimate right of way for Sadler Road shall be maintained along the property line adjacent to Sadler Road, except to the extent necessary for access ways and utility easements.
9. **Access Restriction**: No private driveway serving a residence on the Property shall have direct vehicular access to Sadler Road.
10. **Road Widening**: The necessary right of way needed for the widening or realignment of Sadler Road shall be dedicated as required by the Director of Public Works.
11. **House Orientation**: No house shall be permitted to front Sadler Road.
12. **Driveways**: There shall be a provision in the restrictive covenants which requires all driveways to be constructed of hard surface materials.
13. **Underground Utilities**: Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.

14. **Signs**: The sign identifying the residential community shall be approved by Henrico County.
15. **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.
16. **Stem Lot Regulation**: No stem lots shall be developed on the Property.
17. **Lot Size**: All lots shall be a minimum of eighty-five (85) feet in width at the front building line and contain an average of 12,500 square feet of area.
18. **Garages**: Each house on the Property shall be constructed with a two (2) car garage. A minimum of 50% of the garages shall have a side or rear entry.
19. **Trees**: A minimum of two (2) trees measuring a minimum of 2.5" in caliper shall be retained or planted in the front of each lot.
20. **Irrigation**: The installation of sod and irrigation shall be provided in all front yards.
21. **Buffer I-295**: A 35-foot building setback along I-295 in addition to the required 40-foot building setback shall be established.
22. **Decks**: Any deck pier that is visible from a public street within this subdivision shall be constructed of brick or stone.

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,


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

pc: Mr. Stephen & Mrs. Maureen King
Ms. Estell M. Urban
Mr. Milton Proffitt
Mr. Alvin S. Mistr
Director, Real Estate Assessment
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