

A-1

R-3

R-6C

HARVIE ROAD

R-3AC

HARVIE ROAD

R-2A

PARCEL B
A-1 to O-2C
18.563 Acres

A-1

A-1

GLENOIA RD

R-4

Mayfair Place

R-2

DUNCAN RD

Hunters Mill

Hunters Mill Tsh

R-5C

N LABURNUM AV

R-5

R-2C

A-1

VERGER RD

R-3

CROYDON RD

A-1

SANDY LA

HOWARD ST



Fordham Village

WATTS LANE EXTN

WATTS LA

ZONING

Single - Family Residential

C-21C-04

Fairfield District

0 500 Feet

Ref. 807-733-6105

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 15, 2005

Mr. Eric Walker
Ridge Construction, LLC
4191 Inslake Drive, Suite 118
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-21C-04

Dear Mr. Walker:

The Board of Supervisors at its meeting on February 8, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to O-2C Office District (Conditional), on part of Parcel 807-733-6105, described as follows:

Beginning at the point of intersection of the eastern boundary of the right of way line of Laburnum Avenue and the southern boundary of the right of way line of Harvie Road, thence with the southern boundary of the right of way of Harvie Road in an easterly direction; N82°20'28"E 64.41' to a point, thence leaving the southern boundary of the right of way line of Harvie Road in a southerly direction with three (3) courses and distances: (1) S11°51'52"E 273.52' to a point; (2) thence N78°08'16"E 90' to a point; (3) thence N11°51'52"W 266.84' to a point, said point being located on the southern boundary of the right of way line of Harvie Road, thence with the southern boundary of the right of way line of Harvie Road in an easterly direction with eight (8) courses and distances: (1) N82°22'14"E 163.32' to a point; (2) thence along a circular curve to the right having a delta angle of 05°24'43", a radius of 1113' and an arc length of 105.13' to a point; (3) thence S02°13'08"E 17' to a point; (4) thence S86°07'56"E 166.89' to a point; (5) thence S80°20'55"E 119.34' to a point; (6) thence S88°56'28"E 50.99' to a point; (7) thence N12°22'08"E 12' to a point; (8) thence S77°37'52"E 195.79' to a point on the southern boundary of the right of way line of Harvie Road, thence leaving the southern boundary of the right of way line of Harvie Road in a southwesterly direction; S01°44'24"W 1700.22' to a point on the northern boundary of the right of way line of Laburnum Avenue; thence with the western boundary of the right of way line of Laburnum Avenue in a northwesterly direction with six (6) courses and distances: (1) N26°15'17"W 1113.15' to a point; (2) thence along a circular curve to the left having a delta angle of 09°24'29", a radius of 1941.86' and an arc length of 318.86' to a point; (3) thence N35°39'46"W 268.32' to a point; (4) thence N28°14'03"W 54.87' to a point; (5) thence N35°47'49"W 150.33' to a

point; (6) thence N22°55'54"E 73.72' to the point of intersection of the eastern boundary of the right of way line of Laburnum Avenue and the southern boundary of the right of way line of Harvie Road, said point being the point and place of beginning for parcel B, containing 18.563 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated February 7, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Architectural Treatment** – Exterior walls visible from public view at ground level at the property line shall be comprised of a minimum of forty (40) percent brick exclusive of architectural features and elements such as, by way of example, doors, windows, and dormers. Additional materials shall consist of glass, split face block, precast concrete, E.I.F.S., cementitious or composite-type siding, stone, marble or granite, or a combination of the foregoing.
2. **Landscape Buffers** – Landscape areas shall be provided as follows:
 - a. a minimum of twenty-five (25) feet in width shall be provided along Laburnum Avenue and Harvie Road and shall be planted pursuant to the current Transitional Buffer 25 requirements;
 - b. a minimum of twenty (20) feet in width shall be provided along the eastern property line and shall be planted pursuant to the current Transitional Buffer 25 requirements; and
 - c. a minimum of ten (10) feet in width around the property line with the parcel containing the existing home fronting Harvie Road and shall be planted pursuant to current Transitional Buffer 10 requirements, for so long as such parcel fronting Harvie Road is zoned or used for residential purposes.

The entire site shall be irrigated. Areas not landscaped shall be finished with either sod, seed, or mulch with the exception of parking lots, drive aisles, buildings, and sidewalks.

3. **Underground Utilities** – Except for junction boxes, meters, pedestals, transformers and existing overhead utility lines and for technical and environmental reasons, all utilities shall be underground.
4. **Trash Service** – Trash enclosures for dumpsters shall be constructed of materials similar to that which are used for the buildings. The enclosure shall be gated with an opaque material. Trash pick up from the Property shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 8:00 p.m. on Saturday. There shall be no trash pick up on Sundays.

5. **Mechanical Equipment** – Mechanical equipment shall be screened from public view at ground level in a manner approved at the time of Plan of Development. Screening material will be a minimum of six (6) inches higher than the mechanical equipment.
6. **Building Size** – Maximum height for any two-story building shall be thirty-five (35) feet and for any one-story building shall be twenty-five (25) feet.
7. **Lighting** – All parking lot lighting on the Property shall be produced from concealed sources of light, shall not exceed twenty (20) feet in height above grade level and shall be reduced to no more than a security level following the close of business operations.
8. **Detached Signage** – Detached signage describing the property shall be monolithic style signs, the base of which shall have landscaping. No portable signs shall be permitted on the site other than during the construction of the property. No detached sign shall exceed a height of eight (8) feet, as measured from the base of the sign.
9. **Sidewalks** – Sidewalks shall be provided adjacent to all parking lots in front of all buildings and along the Laburnum Avenue frontage.
10. **Curb and Gutter** – 6” curb and gutter shall be provided on all streets within the Property.
11. **Aerated Wet BMPs** – Any wet BMPs developed on the Property shall be aerated.
12. **Use Prohibition** – There shall be no funeral homes developed on the Property.
13. **Conceptual Site Plan/Elevations** – The Property shall be developed in general conformance with the conceptual site plan prepared by Higgins & Gerstenmaier dated November 24, 2004 and elevations prepared by Freeman Morgan Architects dated January 2, 2003 attached hereto (see case file), unless otherwise requested and specifically permitted at the time of Plan of Development.
14. **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.
15. **Entrance Feature**. A landscaped irrigated entrance feature shall be provided in general accordance with the exhibit attached hereto (see case file), unless otherwise requested and specifically permitted at the time of Plan of Development.

Mr. Eric Walker
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16. **Dedication of Right-of-Way**. Upon request of the County, the Owner shall dedicate additional right-of-way on Laburnum Avenue to accommodate the widening of the ultimate right-of-way up to a maximum of fifty-two (52) feet from the existing centerline.
17. **Access** – Access to and from the Property shall be provided to Harvie Road and to Laburnum Avenue.
18. **Site Coverage** – No more than sixty-five percent (65%) of the Property may be covered by buildings, parking areas and driveways.

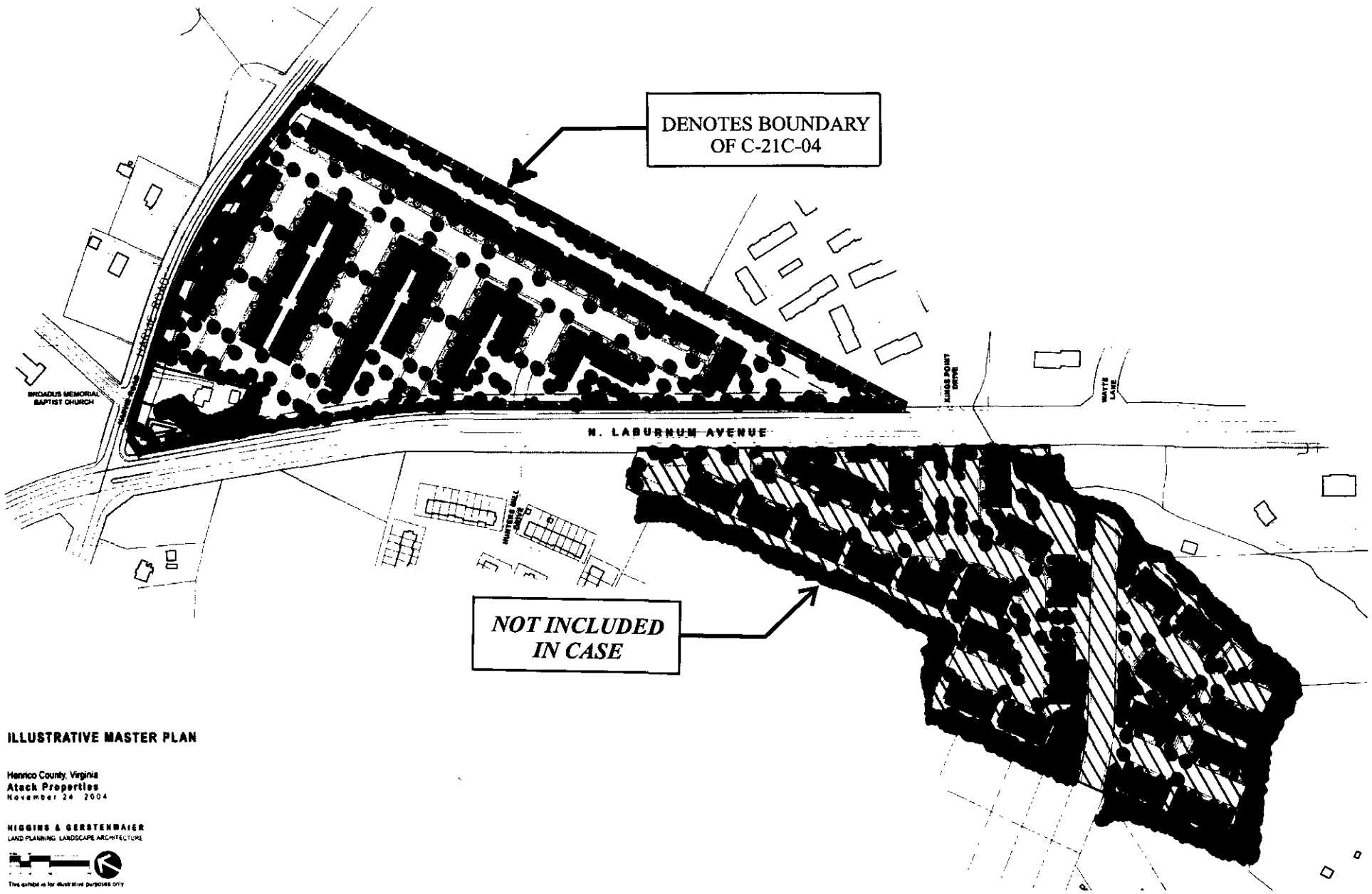
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Virgil R. Hazelett, P.E.
County Manager

pc: Estate of Charles F. Keil
Estate of Ann K. Derman
Mr. James Theobald, Esquire
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal – Director, Research and Planning



ILLUSTRATIVE MASTER PLAN

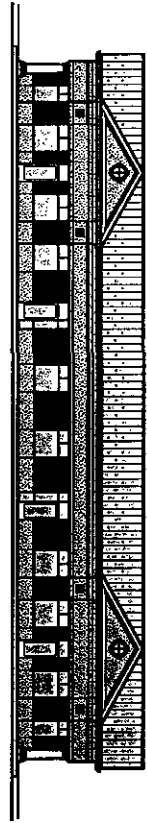
Henrico County, Virginia
 Attack Properties
 November 24, 2004

HIGGINS & GERSTENMAIER
 LAND PLANNING LANDSCAPE ARCHITECTURE

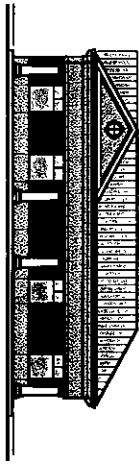


This exhibit is for illustrative purposes only.

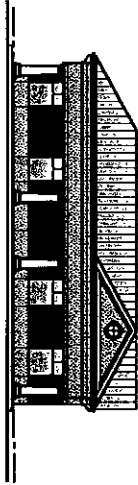
C-21C-04



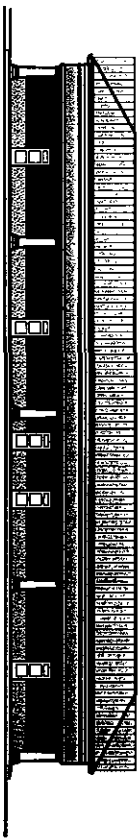
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



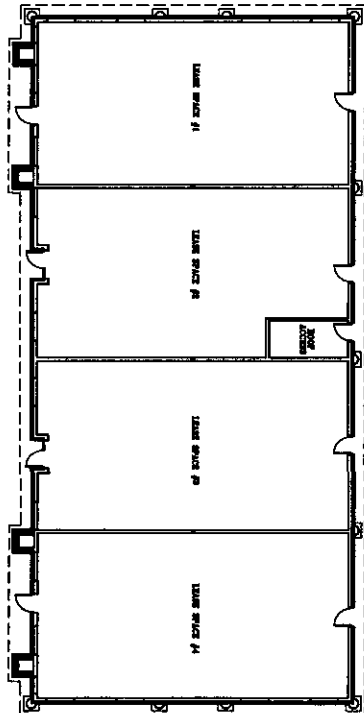
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 11/10/2004

EXHIBIT 'A'

PROPOSED EXTERIOR ELEVATIONS AND FLOOR PLAN

LABURNUM PROFESSIONAL OFFICE PARK
LABURNUM AVENUE
HENRICO COUNTY, VIRGINIA



A3.1

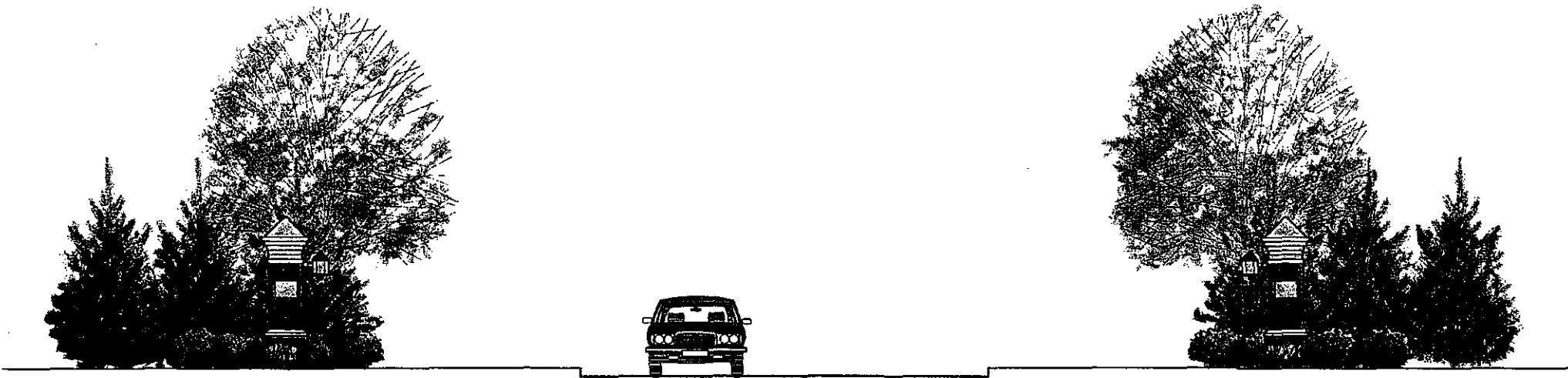


EXHIBIT C
C-21C-04