

ZONING
PROPOSED CHURCH

C-36C-04
Tuckahoe District



June 2004

Ref. 737-750-7485

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 15, 2005

Mr. Michael Kerr
The Episcopal Diocese of Virginia
110 West Franklin Street
Richmond, VA 23220

Re: Conditional Rezoning Case C-36C-04

Dear Mr. Kerr:

The Board of Supervisors at its meeting on February 8, 2005, granted your request to conditionally rezone property from O-3C Office District (Conditional) and B-2C Business District (Conditional) to R-0C One Family Residence District (Conditional), Parcel 737-750-7485 and part of Parcel 737-751-4601, described as follows:

Parcel 1

Beginning at a point on the Northern line of Ridgefield Parkway, said point being 25.35' west of Ridgefield Green Drive; thence with the north line of Ridgefield Parkway with a curve to the right having a radius of 4543.66', a length of 76.75', a chord bearing of N73°53'21"W, and a chord length of 76.75'; thence N73°24'19"W for 124.29' to a rod set and being the point of beginning for the following parcel of land; thence N73°24'19"W for 75.16' to a rod found; thence N72°15'47"W for 23.67' to a rod set; thence with the lands of Beverly Hills, Incorporated N15°16'23"E for 360.02' to a rod set; thence with a curve to the left having a radius of 115.0', a length of 126.64', a chord bearing of N16°16'26"W, a chord length of 120.33' to a rod set; thence N47°49'15"W for 189.34' to a rod set on the east line of John Rolfe Parkway; thence N40°20'34"E for 37.58' to a rod set; thence N41°29'18"E for 373.08' to a rod set; thence N86°47'28"E for 40.63' to a rod set on the southern line of Ridgefield Green Drive; thence S47°49'01"E for 97.36' to a rod found; thence with a curve to the right having a radius of 451.06', a length of 27.96', a chord bearing of S46°02'29"E for 27.95' to a rod set; thence S15°16'23"W for 875.15' to the point of beginning, containing 3.582 acres.

Parcel 2

Beginning at a point on the northern line of Ridgefield Parkway, said point being 25.35' west of Ridgefield Green Drive; thence with the north line of Ridgefield Parkway with a

curve to the right having a radius of 4543.66', a length of 76.75', a chord bearing of N73°53'21"W, and a chord length of 76.75' to a rod set; thence N73°24'19"W for 124.29' to a rod set; thence with the lands of Beverly Hills, Incorporated N15°16'23"E for 875.15' to a rod found on the southern line of Ridgefield Green Drive; thence with the southern line of Ridgefield Green Drive with a curve to the right having a radius of 451.06', a length of 131.90', a chord bearing of S35°53'19"E, a chord length of 131.43' to a point, said point being 0.13' southeast of a rod found; thence S27°30'41"E for 33.89' to a point said point being 0.13' southeast of a rod found; thence with a curve to the right having a radius of 372.52', a length of 151.75', a chord bearing of S15°50'20"E, and a chord length of 150.70' to a rod found; thence with a curve to the right having a radius of 458.06', a length of 151.77', a chord bearing of S5°19'15"W, and a chord length of 151.07' to a rod set; thence S14°48'45"W for 97' to a rod set; thence S16°49'01"W for 200.12' to a rod found; thence S14°48'45"W for 171.78' to a rod set; thence with a curve to the right having a radius of 25', a length of 39.62', a chord bearing of S60°12'59"W, a chord length of 35.60' to the point of beginning, containing 3.995 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated January 28, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses:** The Property may only be used for a church and church-related activities.
2. **Access to Ridgefield Green Drive:** There shall be no access from the Property to Ridgefield Green Drive.
3. **Buffer Along Ridgefield Green Drive:** A landscaped buffer area of a minimum of thirty-five (35) feet in width shall be maintained along the Ridgefield Green Drive frontage of the Property which buffer shall be planted in accordance with the requirements for a Transitional Buffer 35 or as otherwise approved at the time of Plan of Development review by the Planning Commission or the Director of Planning.
4. **Buffers Along Ridgefield Parkway and John Rolfe Parkway:** Landscaped buffer areas of a minimum of twenty-five (25) feet in width shall be maintained along the Ridgefield Parkway and John Rolfe Parkway frontages of the Property which buffers shall be planted in accordance with the requirements for a Transitional Buffer 25 or as otherwise approved at the time of Plan of Development review by the Planning Commission or the Director of Planning.
5. **Sidewalks.** Sidewalks along John Rolfe Parkway and Ridgefield Parkway adjacent to the Property will be provided by the developer if not provided by the County.

6. **Building Materials**. All buildings shall have exposed exterior walls of brick, stone, stone veneer, rusticated concrete, wood, exterior insulating finishing systems, cementitious board siding or a combination of the foregoing, except to the extent that other architectural materials are used for trim, architectural decorations or design elements, unless otherwise approved at the time of Plan of Development review by the Planning Commission or the Director of Planning. No wall shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal.
7. **Architecture**: All buildings constructed on the Property shall be compatible in architectural design and character, unless otherwise approved at the time of Plan of Development review by the Planning Commission or the Director of Planning. The general character of the planned parish hall shall be in substantial conformance with the attached elevations dated January 11, 2005, entitled "Concept Parish Hall Plan" (see case file), unless otherwise approved at the time of Plan of Development review by the Planning Commission or the Director of Planning.
8. **Site Plan**: Development of the Property (which may occur in phases) shall be in substantial conformance with the general location of buildings and parking areas shown on the attached drawing labeled "Saint Clare's Episcopal Church, Ridgefield Parkway at Ridgefield Green Lane, Richmond, Virginia", dated November 16, 2004 (the "Drawing") (see case file), unless otherwise approved at the time of Plan of Development review by the Planning Commission or the Director of Planning.
9. **Construction Activities**: Construction activities shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturday with no construction activities on Sunday. Construction traffic shall enter and exit the Property only from John Rolfe Parkway or the Access Road shown on the attached Drawing (see case file) and shall not use Ridgefield Green Drive. During construction, a sign shall be posted on site in English and Spanish listing the hours of construction activity and prohibiting construction traffic on Ridgefield Green Drive.
10. **Maintenance Activities**: Trash pick-up, parking lot cleaning, leaf blowing, and similar maintenance activities shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturday with no maintenance activities on Sunday.
11. **Outdoor Activities**: Outdoor activities shall be restricted to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturday and Sunday, provided, however, that this restriction shall not prevent an outdoor service at sunrise on Easter. Outside public address or outside loud speaker system shall be prohibited.

12. **Trash Receptacles and HVAC**: Dumpsters, trash receptacles, and heating, ventilation, and air conditioning (HVAC) equipment shall be screened from view at ground level at the property lines in a manner approved at Plan of Development review.
13. **Lighting**: Outdoor lighting shall be produced from concealed source style fixtures and shall be directed in a way to minimize glare on public roads and property lines.
14. **Signage**: Signs identifying the Property shall be ground mounted monument-style signs limited in height to six (6) feet, and any external lighting thereof shall be screened pursuant to a landscaping plan approved by the County.
15. **Gravel Prohibited**: Parking spaces, roads, and other access drives shall be paved. Gravel shall not be used as primary landscaping material.

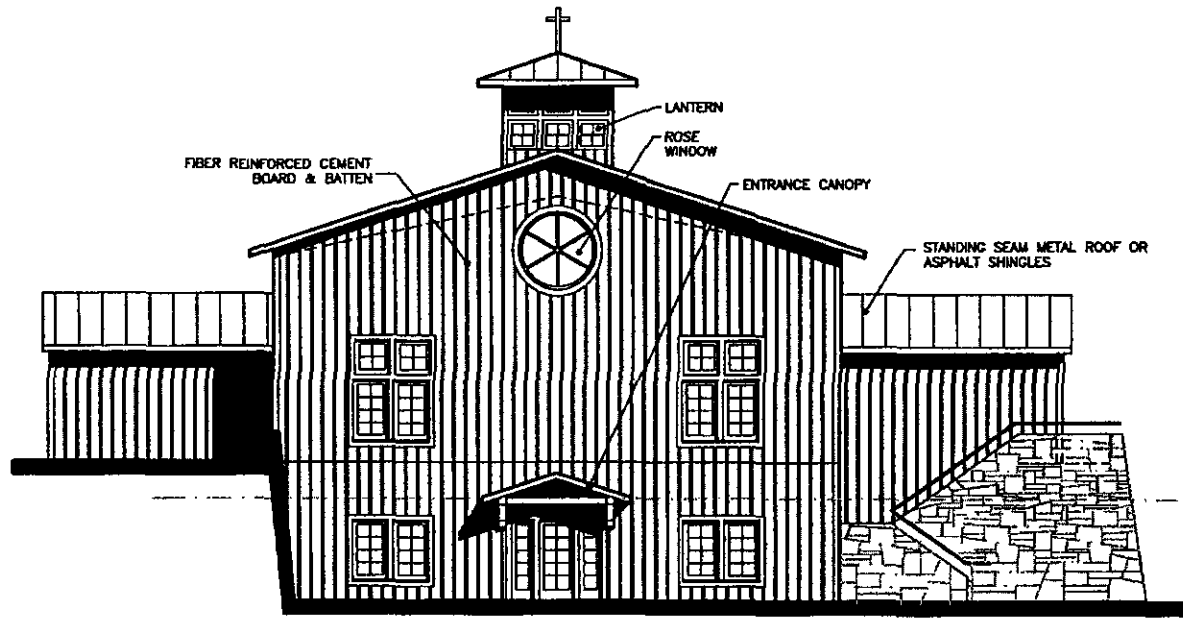
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

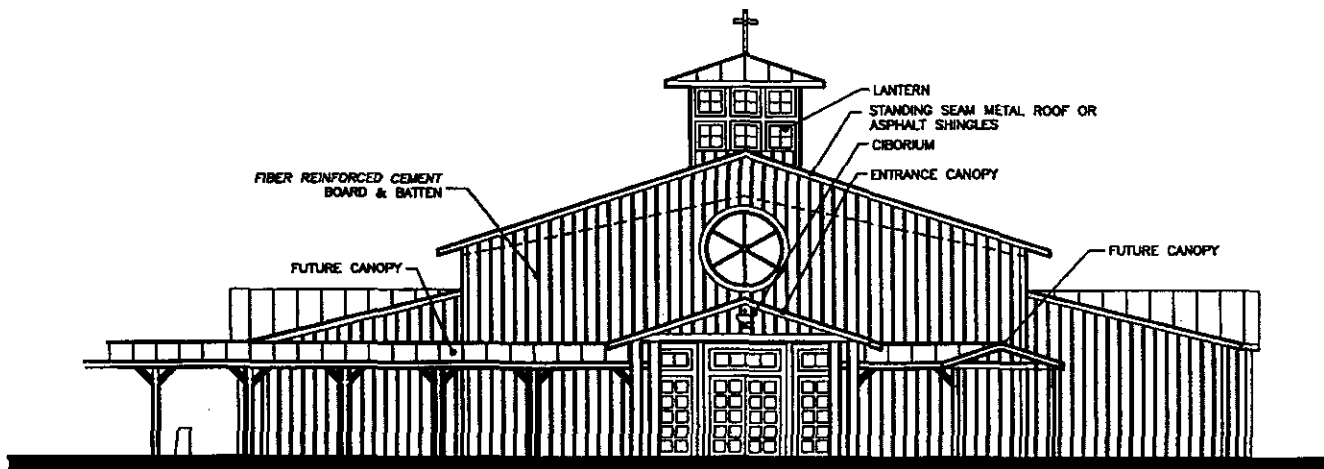
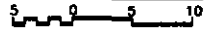


for Virgil R. Hazelett, P.E.
County Manager

pc: Mr. Russell V. Palmore, Jr., Esquire
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal – Director, Research and Planning



SOUTH ELEVATION

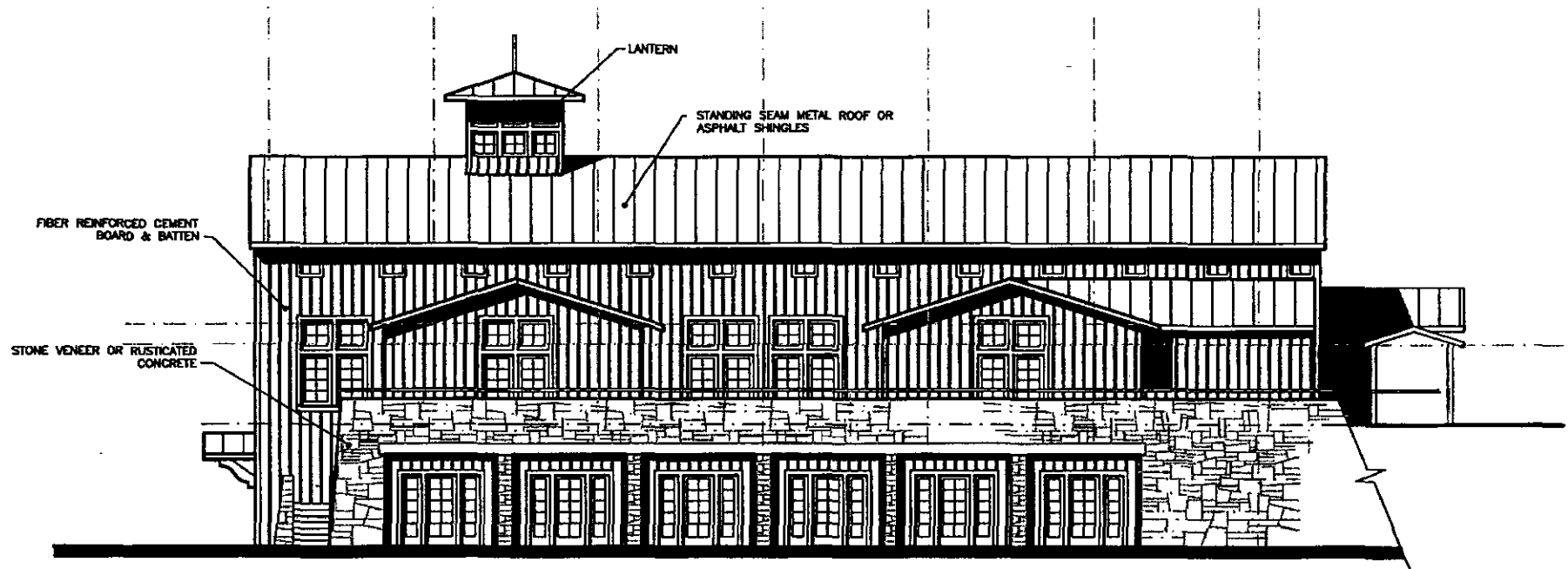


NORTH ELEVATION



CONCEPT PARISH HALL PLAN
 Saint Clare's Episcopal Church
 Ridgefield Green and Ridgefield Parkway
 Richmond, Virginia

11 January 2005

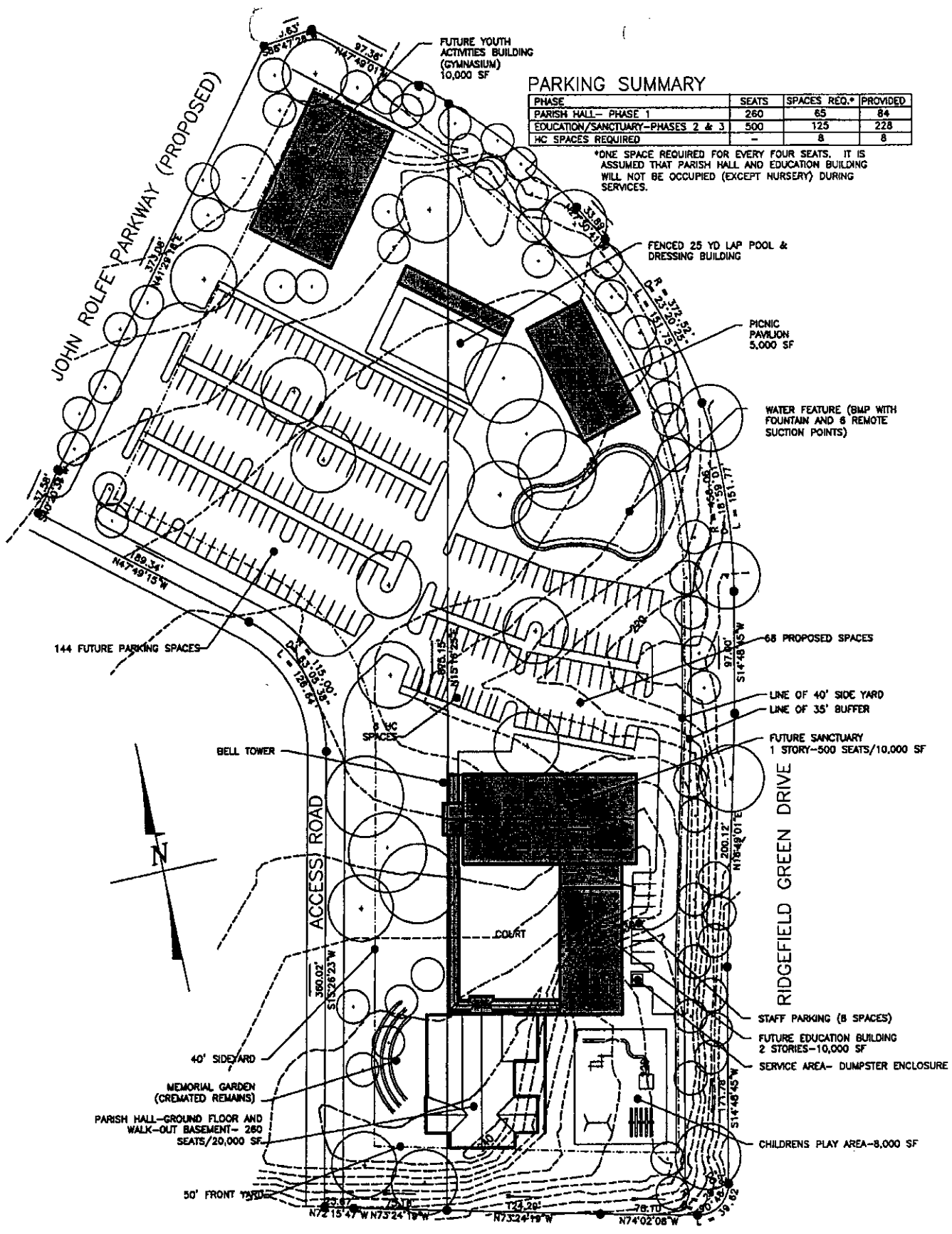


EAST ELEVATION



CONCEPT PARISH HALL PLAN
Saint Clare's Episcopal Church
Ridgefield Green and Ridgefield Parkway
Richmond, Virginia

11 January 2005



PARKING SUMMARY

PHASE	SEATS	SPACES REQ.*	PROVIDED
PARISH HALL - PHASE 1	260	65	84
EDUCATION/SANCTUARY - PHASES 2 & 3	500	125	228
HC SPACES REQUIRED	-	8	8

*ONE SPACE REQUIRED FOR EVERY FOUR SEATS. IT IS ASSUMED THAT PARISH HALL AND EDUCATION BUILDING WILL NOT BE OCCUPIED (EXCEPT NURSERY) DURING SERVICES.



SAINT CLARE'S EPISCOPAL CHURCH
Ridgefield Parkway at Ridgefield Green Lane
 Richmond, Virginia

16 November 2004