

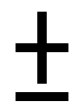
# ZONING

# C-51C-05

Amend Proffered  
Conditions

**Brookland District**

Ref: 762-764-7055



Irc



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 18, 2005

Eagle Construction of VA, LLC  
4191 Innslake Dr., Ste 100  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-51C-05

Dear Sir:

The Board of Supervisors at its meeting on October 11 2005, granted your request to amend proffered conditions with rezoning case C-17C-00, on Parcel 762-764-7055, described as follows:

Beginning at a point on the western line of Crossridge Glen Way, 35.55' west of the intersection with Buchmill Drive; thence along a curve to the left having a radius of 130.00' and a length of 190.75', to a point; thence S 50°48'39" W a distance of 82.48', to a point; thence S 13°58'39" W a distance of 297.98', to a point; thence S 69°28'39" W a distance of 741.76', to a point; thence N 20°31'21" W a distance of 969.84', to a point; thence N 72°30'00" E a distance of 811.72', to a point; thence S 48°30'00" E a distance of 573.76', to the point of beginning, containing 20.057 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 6, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Tract 8B, as delineated in the plan in proffered condition 16 of Case No. C-17C-00, was intended to be developed for up to three hundred (300) senior multifamily units for rental. The owner of tract 8B now desires to develop tract 8B for up to one hundred two (102) senior condominiums for sale in lieu of the rental units. Accordingly, certain proffered conditions of Case No. C-17C-00 are hereby amended solely with respect to tract 8B as follows:

Delete the reference to "Rental Apartments for Seniors, Day Care and Pavilion R-6 District" from the heading "APPLICABLE TO 'TRACT VIII'".

Add to the heading "References herein to Tract 8B relate to the parcel as shown on the rezoning plat prepared by Engineering Design Associates, Inc. entitled 'Plat of Property Situated on the West Line of Crossridge Glen Way and the North Line of Cole's Point Way, Brookland District, Henrico County, VA.', dated July 19, 2005 filed with the Rezoning Application."

11. Delete the references to "apartment resident(s)".
16. **Use, Density and Unit Size in Tract 8B.** There shall be no more than one hundred two (102) condominium units developed on Tract 8B, resulting in no more than 532 townhouse and condominium units on all of Tract VIII. All condominium units built on Tract 8B shall be constructed and marketed as "for sale" units only. Apartments shall not be permitted.
17. Deleted.
19. Deleted.
22. Deleted.
25. Deleted.
26. Deleted.
28. Deleted.
29. **Garages in Tract 8B.** Each condominium unit developed on Tract 8B shall have a minimum of a two- (2) car garage.
31. **Roads and Curb and Gutter.** Curb and gutter shall be used on all streets and shall be designed to meet the current County standard for "roll top" curb and gutter and shall measure not less than three (3) feet from edge of pavement to back of curb. Roads shall be designed to have a minimum width of thirty-six (36) feet from back of curb to back of curb (thirty (30) foot edge of pavement to edge of pavement with an additional three (3) feet from edge of pavement to back of curb.) Prior to the issuance of the first permanent certificate of occupancy on Tract 8B, the Owner shall provide the Planning Office with certification from a licensed engineering firm that the roadways within the development were constructed according to the approved Plan of Development and in compliance with Henrico County road design standards and specifications to include proper compaction of the sub-base soils, utility trenches, base stone and asphalt surface, but excluding road widths and turning radii. A three (3) foot planting strip shall be provided on each side of all streets.

32. **Sound Suppression Measures.** Sound suppression measures shall be provided in the common side wall and ceiling/floor between attached condominium units with at least a 54 sound coefficient rating. The sound suppression measures shall include a floor system that will have a poured concrete layer between each floor. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the sound coefficient rating, shall be included in the building permit application.
34. **Conceptual Elevations for Tract 8B.** Condominiums constructed on Tract 8B shall be generally consistent with the elevations attached hereto and filed herewith.
38. **Elevators.** Elevators shall be provided for second story condominium units.

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,



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

pc: Mr. James W. Theobald  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County  
Schools

