



**B-3 to R-5AC  
2.9 +/- Acres**



December 2004

**ZONING**  
Single-Family Residential

Ref. 783-764-5602

**C-5C-05**  
Fairfield District





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

April 19, 2005

RMA/Hunton, LLC  
4191 Innslake Drive, Suite 118  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-5C-05

Dear Sir:

The Board of Supervisors at its meeting on April 12, 2005, granted your request to conditionally rezone property from B-3 Business District to R-5AC General Residence District (Conditional), Parcel 783-764-5602, described as follows:

Commencing at the intersection of the west line of Interstate 295 exit ramp to U.S. Route 1 and the north line of Cole Boulevard, being the place and point of beginning; thence along the north line of Cole Boulevard N84°37'00"W, for a distance of 524.77' to a point; thence leaving the north line of Cole Boulevard N8°32'00"E, for a distance of 411.94' to a point on the south line of Interstate 295 exit ramp to U.S. Route 1; thence along the south line of Interstate 295 exit ramp to U.S. Route 1 along a non-tangent curve to the left with a radius of 806.20' and an arc length of 172.55', subtended by a chord of S48°56'00"E, for a distance of 172.22' to a point; thence S55°03'51"E, for a distance of 215.78' to a point; thence S44°57'00"E, for a distance of 179.75' to a point; thence S16°34'41"E, for a distance of 96.72' to a point on the north line of Cole Boulevard being the place and point of beginning, containing 2.9 ± acres.

The Board of Supervisors accepted the following proffered conditions, dated March 8, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density.** There shall be no more than fourteen (14) homes developed on the Property.
2. **Minimum Size.** The minimum size of main structures shall be 1,600 square feet.
3. **Foundations.** The exterior portion of a building below the first floor elevation which is visible above grade shall be finished with a minimum of three (3) courses of brick.

4. **Yards**. Front yards shall be sodded and irrigated, exclusive of mulched flowerbeds and landscaping.
5. **Driveways**. All driveways shall be finished with either asphalt, concrete, or exposed aggregate.
6. **Street Trees**. The neighborhood shall have a street tree landscape plan in which trees shall be planted upon home completion within ten (10) feet of curb on each side of the roadway at an average spacing of fifty (50) feet between trees.
7. **Mail Boxes**. All improved lots shall be required to have a mail box with supporting post of design and installation as specified in the Subdivision's Covenants and Restrictions as hereinafter proffered.
8. **Curb and Gutter**. Curb and gutter shall be used on all streets. Curb and gutter on the entranceway and internal streets 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. Six (6) inch curb and gutter shall be provided along Cole Boulevard adjacent to the Property.
9. **Underground Utilities**. Except for junction boxes, meters, transmission mains and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
10. **Restrictive Covenants/Homeowners' Association**. Prior to or concurrent with the recordation of the first 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), a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County setting forth controls on the development and maintenance of such portions of the Property. In addition, there shall be a Homeowners' Association of the owners of lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the lots and common areas.
11. **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.
12. **No Cantilevering**. There shall be no cantilevered features including, but not limited to, bay windows and chimneys.
13. **Sound Suppression Measures**. Sound suppression measures shall be provided in the outside wall closest to I-295 for the five (5) homes adjacent to the I-295 ramp,

such wall having at least a 54 sound coefficient rating. A cross-sectional detail shall be included in the building permit application.

14. **Entrance**. The entrance to the Property shall be landscaped. The minimum width of the landscape strip along both sides of the entrance road adjacent to the first lots on either side thereof shall be ten (10) feet.
15. **Architecture**. No homes with the same architectural designs shall be adjacent to one another.
16. **I-295 Off Ramp**. Land adjacent to the I-295 Off Ramp shall be incorporated into lots.

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. Robert Atack  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director, Research and Planning