

LAUREL GOLF COURSE

LAUREL GOLF CLUB

R-2

C-1

R-3

HUNGARY

STAPLES ROAD

COURTNEY ROAD

R.F. & R. RD.

PURCELL ROAD

N

HAGAN RD.

33

WILL

SPRING

C-1, R-3, R-4 TO R-6C
12.5 AC.

R-3

R-4

PARCEL A
9.0 Ac.

C-1 TO R-6

C-1

HUNGARY

B-1

R-2

C-1 TO R-6C
9.0 Ac.

PARCEL B
12.5 Ac.

C-1, R-3, R-4 TO R-6C

C-1

R-2A

WILLOW RD.

R-3

B-3

OAKVIEW AVE

R-5

R-5

R-2A

B-1

R-4

M-2

R-3

R-3

PMD

OLD STAPLES MILL RD.

B-1

M-1

COUNTY OF HENRICO PLANNING OFFICE

92-A2-3,18,20,22

BROOKLAND DISTRICT

GAM

SCALE

0 200' 400'

C-59C-81



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 4, 1982

Re: Conditional Rezoning Case C-59C-81

Laurel Lakes Associates
c/o Mr. Marcus M. Weinstein
2717 Willard Road
Richmond, Virginia 23229

Dear Mr. Weinstein:

This is a correction of our letter to you dated December 15, 1981. For your convenience, we will note that there was a typographical error in the first word of the second line of the description of Parcel B on Page one. That line should have begun "...east of the eastern line of..." rather than "...est of the eastern line of..."

At its December 9 meeting, the Board of Supervisors accepted your proffered conditions and rezoned your below described property from C-1 Conservation, R-3 and R-4 One Family Residence to R-6 General Residence District in accordance with your request and the recommendations of the Planning Commission.

Your rezoned property consisting of two parcels and identified as part of tax parcels 92-A2-3, and 22 plus vacated blocks 5 and 6 and adjacent streets of West Jenningsville Subdivision is described as follows:

Parcel A:

Beginning at a point at the SE. intersection of Hungary Road and Hungary Spring Road; thence eastwardly along the southern line of Hungary Road S. $78^{\circ} 34' 20''$ E., 512.64' to a point; thence continuing along the southern line of Hungary Road along a curve to the right have a radius of 391.25' and a length of 87.31' to a point; thence continuing along the southern line of Hungary Road S. $65^{\circ} 47' 10''$ E., 260 +- feet to a point at the limits of the 100 year flood plain as determined by Henrico County's Comprehensive Drainage Study; thence southwardly along the limits of the 100 year flood plain 1600+- feet to a point on the eastern line of Hungary Spring Road; thence northwardly along the eastern line of Hungary Spring Road along a curve to the left having a radius of 741.25' and a length of 70 +- feet to a point; thence continuing along the eastern line of Hungary Spring Road N. $17^{\circ} 41' 10''$ W., 80.00' to a point; thence continuing along the eastern line of Hungary Spring Road along a curve to the right having a radius of 300.16' and a length of 100.47' to a point; thence continuing along the eastern line of Hungary Spring Road N. $01^{\circ} 29' 30''$ E., 658.15' to the point of beginning, containing 9.0 +- acres.

Parcel B:

Beginning at a point on the southern line of Hungary Road said point being 1200 +-feet east of the eastern line of Hungary Spring Road; thence eastwardly along the southern line of Hungary Road S. $55^{\circ} 47' 20''$ E., 420 +- feet to a point; thence continuing along the southern line of Hungary Road S. $87^{\circ} 45' 50''$ E., 15.43' to a point; thence southwardly S. $05^{\circ} 23' 30''$ W., 206.61' to a point; thence eastwardly S. $74^{\circ} 42' 40''$ E., 170.12' to a point; thence southwardly S. $02^{\circ} 57' 50''$ E., 174.61' to a point; thence

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eastwardly S. 83° 11' 50" E., 22.00' to a point; thence southwardly S. 02° 33' 10" W., 544.37' to a point on the center line of the Old Coal Pit Railroad; thence westwardly along the center line of the Old Coal Pit Railroad N. 62° 06' 20" W., 455.59' to a point; thence northwardly N. 07° 18' 20" E., 499.98' to a point; thence westwardly N. 82° 41' 20" W., 210' to a point; thence southwardly S. 07° 18' 20" W., 421.09' to a point on the center line of the Old Coal Pit Railroad; thence westwardly along the center line of the Old Coal Pit Railroad N. 62° 06' 20" W., 420 +- feet to a point at the limits of the 100 year flood plain as determined by Henrico County's Comprehensive Drainage Study; thence northwardly along the limits of the 100 year flood plain 950 +- feet to the point of beginning, containing 12.5 +- acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable provisions of Chapter 22 (Zoning Ordinance) of the Code of Henrico:

1. No portion of the Property shall be used for multi-family rental apartment units. Use of the Property shall be limited to offices and financial institutions and such uses as are incidental or accessory thereto.
2. That portion of the Property located within the 100 year flood plain as finally determined by definitive engineering studies undertaken in connection with Plan of Development review shall remain zoned C-1 - Conservation, and no more intensive use shall be made thereof.
3. Lighting in parking areas shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent residential areas and be of such type as is required by the Planning Commission at the time of Plan of Development approval.
4. Supplemental landscaping shall be provided as required by the Planning Commission at the time of Plan of Development approval.
5. (a) As it relates to the physical development and physical operation of the Property, the Owner will cooperate with the County of Henrico regarding traffic patterns and road locations, alignments, and construction.
(b) Owner shall prepare and submit to the County of Henrico a conceptual plan showing generally the proposed uses and square footage within each phase of the development and a traffic impact study for such plans.
(c) No plan of development will be approved until such time as the Owner and the County agree to the improvements in the roads and intersections which are necessitated by the traffic impact study and also when and by whom such improvements shall be made. No Certificate of Occupancy shall be requested until the improvements which the Owner has agreed to make have been completed, unless the Owner's failure to perform is for reasons beyond the control of the Owner.

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(d) In the event the County and the Owner do not agree on the improvements necessitated by the traffic impact study or when any such improvements shall be made, the disagreement and decisions shall be submitted to non-binding advisory arbitration by a traffic engineering firm acceptable to both the Owner and the County. The costs of such arbitration shall be paid by the Owner.

(e) If a relocation of the proposed development phase or additional development within the phase occurs, a reassessment or reevaluation of the effect of such development on the affected section of the intersection or roads shall be made.

(f) Any and all development by the Owner may continue until the traffic volume generated by the Owner exceeds the traffic volume previously approved. At that point, an additional phase of development and traffic impact study shall be provided.

6. The 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.

7. The exterior finished walls of buildings shall be of finished construction materials, but shall not include concrete block finish exterior above the foundation line and shall be complementary in design to any residential development on adjoining properties, as determined by the Planning Commission at Plan of Development approval.

8. No building shall exceed 45 feet in height above the finished grade.

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Jay Weinberg
Conditional Zoning Index