

R-3

R-3

**R-3 to O-1C
1.96 AC**

**METRO
BUS
COMUTER
PARKING LOT**

R-3

**PARKHAM
ROAD
R-3
HILLS**

DRESDEN ROAD

PARHAM

ROAD

FORDSON

ROAD

GWINNETT

BRONWOOD ROAD

MARIETTA RD

MED. OFF.

COUNTY OF HENRICO PLANNING OFFICE

pt. 85-A1-39 & 73

C-1C-84

SCALE
0 100' 200'

THREE CHOPT DISTRICT

JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WILLIAM F. LAVECCHIA
Acting County Manager

May 16, 1984

Re: Conditional Rezoning Case C-1C-84

Convenient Care Properties, Inc.
7846 Forest Hill Avenue
Richmond, Virginia 23225

Gentlemen:

The Board of Supervisors, at its meeting on May 9, accepted your amended proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-1 Office District with the request that the office building be more residential in appearance.

The property conditionally rezoned is described as follows:

Parcels 85-A1-39, 73 and Part of Parcel 85-A1-40, Lots 1 and 2, Block A, Parham Hills Subdivision.

Beginning at a point on the north line of Gwinnett Road; said point being the southwest corner of Lot 1, Block A, Parham Hills; thence along the northern line of Gwinnett Road N. $54^{\circ} 14' 35''$ W., 189.36' to a point; thence along a curve to the right having a radius of 20' and an arc length of 16.23' to a point on the eastern line of Parham Road; thence N. $40^{\circ} 10' 45''$ E., 428.58' to a point; thence S. $54^{\circ} 26' 05''$ E., 195.60' to a point; thence S. $38^{\circ} 39' 00''$ W., 224.50' to a point; thence N. $54^{\circ} 14' 35''$ W., 13.43' to a point; thence S. $35^{\circ} 45' 25''$ W., 210' to the point of beginning, containing 1.96 acres.

The Board of Supervisors accepted the following amended and restated proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The proposed structure shall not exceed one (1) story or 21 feet in height above ground level at its highest point.
2. The proposed structure will not exceed 5,000 square feet of floor area.
3. The proposed structure will be similar in architectural design and character to the structure shown on the attached drawing which is attached hereto as Exhibit "A" and made a part hereof further subject to such changes as shall be approved or required by the Planning Commission in approving the Plan of Development for the property.

Convenient Care Properties, Inc.

Page 2


May 16, 1984

4. The proposed structure will be constructed on the northern half of the property to be rezoned (which half includes tax parcels 39 and 73).
5. The southern half of the property to be rezoned (which half includes Lots 1 and 2 of Parham Hills Subdivision) shall be used exclusively for purposes of buffering and providing road access to Gwinnett Road. A suitable dense evergreen screen of plantings will be maintained in a 50 foot wide area along the eastern boundary line of Lots 1 and 2 which is parallel and adjacent to Lot 3, Block A of Parham Hills except to the extent required for the construction, operation and maintenance of utility easements, driveways or other purposes approved or required by the Planning Commission. Additional landscape screening will be provided on Lots 1 and 2, Block A of Parham Hills so as to further buffer the Parham Hills residential subdivision from the applicant's proposed structure as well as from traffic along Parham Road. The existing plantings in the Buffer Area will be maintained to the extent possible and supplemental landscaping will be provided as approved or required by the Planning Commission at the Plan of Development approval. Underbrush, fallen, diseased or dead plant growth may be removed from the Buffer Area.
6. Parking lot lighting standards shall not exceed 20 feet in height, unless otherwise approved or required by the Planning Commission at the time of Plan of Development approval. Lighting in the parking lot shall be low intensity and shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas and be of such type as approved or required by the Planning Commission. Parking lot lighting will be turned off after business hours of the applicants' business with the exception of minimum lighting requirements for security purposes.
7. Exterior lighting on the structure itself shall be positioned in such a manner to minimize the impact of such lighting on adjacent residential areas and be of such type as approved or required by the Planning Commission and after business hours shall be reduced to meet those needs for security and safety purposes.
8. All sign(s) on the property will be that as permitted in an O-1 Office District, will not exceed six (6) feet in height and would be constructed of similar materials and compatible in design with the architectural style of the structure.
9. Uses of the property will be those as are permitted in an O-1 Office District with the single exception that the property will not be utilized as a child care center.
10. The elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any other proffers or the unaffected part of any such proffer. The implementation of these proffers shall be the responsibility of the Owner or Owners in possession of the Property or any part thereof.

Convenient Care Properties, Inc.
Page 3
May 16, 1984

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 amended proffers in the Conditional Zoning Index.

Sincerely,


W. F. LaVecchia, P. E.
Acting County Manager

cc: Clerk, Board of Supervisors
Supervisors, Real Estate Assessment
Conditional Zoning Index ✓
Mr. Charles E. Ayers, Jr.
Mr. Glenn E. Ayers
Mr. Phillip J. Kennedy, Jr.
Mr. and Mrs. Alfred T. Dudley