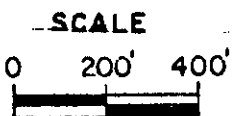


R-3 To O-2C  
20.11 ac.

C-113C-85



COUNTY OF HENRICO PLANNING OFFICE

98-A 1-50.51

BROOKLAND DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

January 15, 1986

W. F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-113C-85

Investors Management Group, Ltd.  
5457 Twin Knoll Road  
Columbia, Maryland 21045

Attention: Mr. Douglas A. Nyce, President

Gentlemen:

The Board of Supervisors, at its meeting on January 8, accepted your proffered conditions and conditionally rezoned your property from R-3 One Family Residence to O-2 Office District (Conditional).

The property conditionally rezoned is described as follows:

Parcel 98-A1-50:

Beginning at a point on the N. line of Parham Road, 1667' more or less southeast of the centerline of Woodman Road; thence N.  $60^{\circ} 45' 20''$  E., 655.28' to a point; thence S.  $83^{\circ} 29' 00''$  E., 208.30' to a point; thence with a curve to the left having a radius of 1027.20', 196.01' to a point; thence with a curve to the left having a radius of 276.00', 141.98' to a point; thence N.  $56^{\circ} 06' 30''$  E., 69.98' to a point; thence S.  $22^{\circ} 32' 00''$  E., 473.00' to a point; thence S.  $24^{\circ} 58' 00''$  E., 200.00' to a point; thence S.  $23^{\circ} 03' 00''$  E., 312.00'; thence S.  $14^{\circ} 21' 00''$  W., 168.10' to a point; thence N.  $77^{\circ} 35' 00''$  W., 774.92' to a point; thence N.  $53^{\circ} 22' 40''$  W., 323.58' to the point of beginning, containing 17.15 acres.

Part of Parcel 98-A1-51:

Beginning at a point on the N. line of Parham Road 1993' more or less southeast of the centerline of Woodman Road; thence S.  $77^{\circ} 35' 00''$  E., 774.92' to a point; thence S.  $14^{\circ} 21' 00''$  W., 332.84' to a point; thence N.  $53^{\circ} 22' 00''$  W., 833.00' to the point of beginning, containing 2.96 acres.

The Board of Supervisors accepted the following 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. No portion of the property shall be used for the following purposes that are otherwise allowed in an O-2 zoning classification: funeral home or undertaking establishment; parking deck; free-standing day-care center.
2. No more than fifty percent (50%) of the property shall be covered by buildings or parking.

January 15, 1986

3. All trash receptacle areas and rooftop mechanical systems which are visible from ground level shall be screened from view in such a manner as required by the Planning Commission at the time of plan of development review.
4. There shall be no vehicular access to Hungary Road or Old Hungary Road (during construction or permanently).
5. Any parking light standards located on the property shall not exceed thirty (30) feet in height and shall be at a lower height if required by the Planning Commission at the time of Plan of Development approval or by any other governmental body, agency or official having jurisdiction with respect thereto.

All parking lot lighting standards shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent single-family residential homes and shall be "absolute cut-off" type (light source being substantially concealed from view by the design of the luminaire) or of such types as required by the Planning Commission at the time of the approval of the Plan of Development for such property.

6. No building shall exceed three stories in height. No building shall be constructed within one hundred (100) feet of the northern boundary line of the property. No building greater than two stories in height shall be constructed within two hundred fifty (250) feet of the northern property line of the property.
7. Landscaped or natural buffer areas, as indicated below, will be provided around portions of the perimeter of Parcel 98-A1-50 (which parcel is hereinafter referred to as "such parcel"), except to the extent necessary for utility easements or other purposes required by the Planning Commission at the time of Plan of Development approval, or by any other governmental body, agency or official having jurisdiction with respect thereto:
  - a. A buffer area of a minimum of thirty-five (35) feet in width along the entire northern property line of such parcel, which property line abuts Hungary Road and Old Hungary Road.
  - b. A buffer area of a minimum of thirty-five (35) feet in width along the entire eastern property line of such parcel where it abuts Parcel 98-A1-79 currently owned by Rowe. This buffer runs from the northeast corner of such parcel along such property line in a southerly direction.
  - c. Immediately adjacent to and west of the buffer area described in (b) above, there shall be an additional buffer of sixty-five (65) feet in width running along the western line of the buffer area described in (b) above in a southerly direction for a distance of two hundred fifty (250) feet from the property line of such parcel adjoining old Hungary Road.

The effect of the provisions (b) and (c) above is to provide a 100-foot buffer along the eastern property line of such parcel where it abuts parcel 98-A1-79 currently owned by Rowe for a distance of two hundred fifty (250) feet

running from the property line of the parcel adjoining Old Hungary Road in a southerly direction; from the termination of that two hundred fifty (250) feet there shall be a buffer area of a minimum of thirty-five (35) feet along the remaining portion of the property line of such parcel where it abuts 98-A1-79 currently owned by Rowe.

The plantings in the minimum of thirty-five (35) feet buffer in (b) above shall be as set forth in (f) below; the plantings in the additional sixty-five (65) feet shall be set forth as in (e) below.

- d. A buffer area of a minimum of thirty-five (35) feet in width along the western property line of such parcel (which property line abuts Parcel 98-A1-49 currently owned by Ryan) for a distance of two hundred (200) feet from the northwest corner of such parcel in a southerly direction along such property line.
- e. In all buffer areas, existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from any such buffer areas and additional plantings may be added as required by the Planning Commission at the time of Landscape Plan Review or Plan of Development approval.
- f. In the buffer areas described in (a), (b) and (d) above, such additional plantings shall include evergreens 12-14 feet in height and shade trees 16-18 feet in height and in location and in numbers as required by the Planning Commission at the time of Landscape Plan Review or Plan of Development Approval. These additional plantings shall be at the specified heights at the time of planting.
- g. The land within each buffer area described in (a), and (d) above shall be mounded to add additional height to the buffer where such mounding would not adversely affect existing vegetation.

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,

*Robert J. Pahlstedt*  
for W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index ✓  
Ralph L. Axselle, Jr.  
Ms. Dorothy D. Bowles  
Ms. Elizabeth B. Fletcher  
Mr. William L. Jinkins  
Mr. Lois J. Fields  
Ms. Mary P. Jinkins  
Mr. Herman R. Fields