

M-1C

B-2C

O-2C

R-5C

MAYLAND DRIVE EXT.

RTHC to O-2C
1.86 ac.

RTHC

M-1C

ROAD 157

A-1

UNION JACK PLACE

WOODSIDE

BRYSON DRIVE
PAGE'S

A-1

PEMBERTON

A-1

OFFICE C

COUNTY OF HENRICO PLANNING OFFICE

C-1C-86

SCALE

0 100' 200'

Pt. 86-A1-29

THREE CHOPT DISTRICT

J.A.S.

COUNTY OF HENRICO

February 19, 1986

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

Re: Conditional Rezoning Case C-1C-86

U. S. Shelter Corporation
P. O. Box 1089
Greenville, S.C. 29602

Gentlemen:

The Board of Supervisors at its meeting on February 12, 1986, rezoned your property from RTH Residential Townhouse (Conditional) to O-2C Office (Conditional) District.

The property is described as follows:

Part of Parcel 86-A1-29:

Beginning at a point on the N. line of proposed future Mayland Drive; N. $55^{\circ} 12'$ W., 259.35' from its intersection with the center line of Pemberton Road, such point being the point of beginning; thence N. $55^{\circ} 12'$ W., 88.71' to a point; thence along the arc of a curve to the northwest having a radius of 700', 291.59' to a point; thence N. $31^{\circ} 20'$ W., 103.78' to a point; thence S. $82^{\circ} 42'$ E., 422.2' to a point; thence S. $07^{\circ} 18'$ W., 200' to a point; thence S. $34^{\circ} 48'$ W., 119.39' to the point of beginning, shown as Parcel B, containing 1.86 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. A natural or landscaped buffer area of a minimum of twenty-five (25) feet in width shall be maintained along the right-of-way line of Mayland Drive (as such right-of-way line is determined at the time of Plan of Development review), except to the extent necessary for utility easements, signage, roads, driveways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer area, and additional plantings may be added. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within the buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.
2. No portion of an office building shall be constructed within seventy-five (75) feet of the right-of-way line of Mayland Drive (as such right-of-way line is determined at the time of Plan of Development approval).
3. The exposed portion of each exterior wall surface (front, rear and sides) of each

building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building (and shall not be untreated or painted cinderblock), in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, by the Planning Commission at the time of Plan of Development approval.

4. No building constructed on the Property shall exceed three (3) stories in height.
5. Parking lots constructed on the Property shall be landscaped, including, but not necessarily limited to, the planting of shrubbery and/or trees in islands located within such parking lots.
6. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle along the boundary of the Property abutting Mayland Drive.
7. No mobile sign shall be placed on the Property.
8. No more than sixty-five per cent (65%) of the Property shall be covered by buildings and parking areas.
9. No more than 29,650 square feet of floor space shall be constructed on the Property.
10. If no bank or savings and loan association branch facility is operated on the property rezoned to an O-2C classification in zoning case C-104C-85, a maximum of one (1) such branch facility may be operated on the Property, which such branch facility shall have a maximum of (2) drive-up windows to provide customary financial institution services to the public. If a bank or savings and loan branch facility is operated on the O-2C portion of the property which was rezoned in zoning case C-104C-85, no such branch facility shall be operated on the Property.

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,



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

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