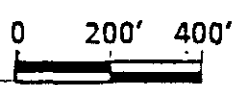


COUNTY OF HENRICO PLANNING OFFICE

RESID. CONDOS FOR SALE

C-69C-88



Pt. 79-BI-16
TUCKAHOE DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

August 30, 1988

Re: Conditional Rezoning Case C-69C-88

Ridgeway Development Company
c/o Mr. Richard W. Nuckols
5413 Patterson Avenue, Suite 200
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on August 24, granted your request to conditionally rezone from B-1 Neighborhood Business and O-2 Office to RTHC Residential Townhouse District (Conditional), property described as follows:

Part of Parcel 79-B1-16:

Beginning at a point on the eastern right of way line of Raintree Drive at its intersection with the southern right of way line of Bermansey Drive; thence N. $71^{\circ} 43' 00''$ E., 30.00' to a point; thence along a curve to the left with a radius of 233.24', 69.20' to a point; thence N. $54^{\circ} 43' 00''$ E., 43.17' to a point; thence along a curve to the right with a radius of 115.29', 79.48' to a point; thence along a curve to the right with a radius of 183.16', 55.76' to the point and place of beginning; thence along a curve to the right with a radius of 183.16', 39.66' to a point; thence N. $30^{\circ} 25' 41''$ E., 35.00' to a point; thence S. $59^{\circ} 34' 19''$ E., 20.00' to a point; thence N. $30^{\circ} 25' 41''$ E., 73.09' to a point; thence N. $61^{\circ} 09' 06''$ W., 53.01' to a point; thence N. $18^{\circ} 50' 54''$ E., 100.00' to a point; thence S. $64^{\circ} 09' 05''$ E., 408.12' to a point; thence S. $55^{\circ} 00' 00''$ W., 70.00' to a point; thence due south 250.00' to a point; thence S. $53^{\circ} 00' 00''$ E., 234.81' to a point; thence S. $44^{\circ} 51' 38''$ W., 362.99' to a point; thence along a curve to the right with a radius of 663.64', 65.83' to a point; thence N. $64^{\circ} 20' 00''$ W., 52.68' to a point; thence S. $25^{\circ} 40' 00''$ W., 14.00' to a point; thence along a curve to the right with a radius of 5.00', 7.85' to a point; thence along a curve to the left with a radius of 50.00', 51.85' to a point; thence S. $56^{\circ} 15' 00''$ W., 56.98' to a point; thence along a curve to the right with a radius of 207.42', 47.06' to a point; thence S. $69^{\circ} 15' 00''$ W., 114.78' to a point on the eastern right of way line of Raintree Drive; thence along the eastern right of way line of Raintree Drive N. $18^{\circ} 17' 00''$ W., 447.71' to a point; thence N. $71^{\circ} 43' 00''$ E., 264.80' to a point; thence N. $18^{\circ} 17' 00''$ W., 250.29' to the point of beginning, containing 8.67 acres.

The Board of Supervisors accepted the four (4) attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

Ridgeway Development Company
Page 2
August 30, 1988

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
W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Messrs. James W. Theobald and Jay M. Weinberg



COUNTY OF HENRICO, VIRGINIA

C-69C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:
VILLAGE CENTER ASSOCIATES

By: James W. Theobald, Its Attorney-in-Fact Date July 13, 1988

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. The exposed portions of exterior residence foundations of each building constructed on the Property shall be constructed of brick, stone or finished stucco.

2. Landscaped or natural buffer areas will be provided as set forth below, except to the extent necessary for entrance ways, storm water retention facilities, utility easements, signage (which entrance ways and easements shall be generally perpendicular to the affected buffer areas) or other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review or by any other governmental body:

- (a) Forty (40) feet in width along the eastern Property line abutting the Raintree Common Area adjacent to Gregorys Pond;
- (b) Ten (10) feet in width along the Property line abutting the existing Raintree Club designated on the Plat as "S 44 51 38 W 362.99'";
- (c) Seventy-five (75) feet in width along the portion of the northern Property line where it abuts residentially-zoned land; and
- (d) Seventy-five (75) feet in width along the western Property line where it abuts Raintree Drive.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from the buffer areas, and if so removed, additional plantings shall be added.

3. Parking lot lighting shall be provided from concealed sources, and such standards shall not exceed fifteen (15) feet in height.

RECEIVED

page 1 of 2 JUL 13 1988 PM

PLANNING OFFICE

ACCEPTED BY BOFS AUG 24 88 COUNTY OF HENRICO

4. The Property shall be developed generally in conformance with the Proposed Site Plan dated May 24, 1988, last revised May 30, 1988, and Elevations dated May 24, 1988, last revised May 31, 1988, prepared by Edward H. Winks Architecture, a Professional Corporation, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review, or by any other governmental body.

-2-

ACCEPTED BY BOFS
AUG. 24.88

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JUL 13 1988

PLANNING OFFICE
COUNTY OF HENRICO