

SINGLE FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

9-A-5 & 29

C-5C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

April 16, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-5C-96

Dominion Land & Development Partnership
c/o Mr. Gibson M. Wright
8100 Three Chopt Rd., Suite 113
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on April 10, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 9-A-5 & 29, described as follows:

Beginning at a point on the E. line of Pouncey Tract Road, said point being approximately 65' from the S. line of Old Wyndham Drive; thence leaving Pouncey Tract Road N. 83° 00' E., 563.49' to a point; thence S. 40° 51' E., 748.12' to a point; thence S. 43° 18' 40" W., 729.22' to a point; thence N. 61° 34' 30" W., 97.00' to a point; thence S. 68° 29' 30" W., 45.86' to a point on the E. line of Pouncey Tract Road; thence along the E. line of Pouncey Tract Road N. 30° 44' 20" W., 362.41' to a point; thence continuing along the E. line of Pouncey Tract Road on a curve to the right with a radius of 1750' and a length of 652.27' to a point; thence continuing along the E. line of Pouncey Tract Road N. 09° 23' W., 78.64' to a point, said point being the point and place of beginning, and containing three parcels of land totaling approximately 15.57 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 24, Code of Henrico (Zoning Ordinance):

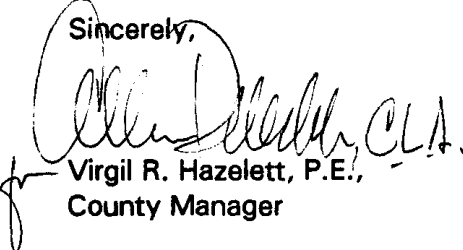
1. Minimum Floor Area. The minimum finished floor area of dwellings on the Property shall be 2,000 square feet, with the exception that any lot contiguous to the Stoneacre Subdivision and Old Wyndham Drive shall contain 2,400 square feet of finished floor area, except that up to one-third (1/3) of the square footage may be left unfinished in accordance with Section 24-94(u) of the Zoning Ordinance.
2. Foundations and Chimneys. All dwellings shall be built on foundations (exclusive of garage areas). The exterior portion of all residence foundations which are above ground level shall be constructed of brick. All fireplace chimneys shall be enclosed by brick. There shall be no cantilevered chimneys.

3. Density. No more than thirty-seven (37) dwellings shall be developed on the Property.
4. Lot Width. All lots contiguous to Stoneacre Subdivision and Old Wyndham Drive shall be a minimum of ninety (90) feet in width at the actual front building line.
5. Landscape Buffer.
 - (a) A buffer area of a minimum of twenty-five (25) feet in width (exclusive of required side or rear yards) shall be maintained along the Pouncey Tract Road frontage of the Property. Utility easements, signage, fences, and other facilities requested and specifically permitted or as required by the Planning Commission at the time of Subdivision Approval, or by any other governmental body, may be permitted within the buffer area. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.
 - (b) Evergreen plants a minimum of eight (8) feet in height shall be planted along the Pouncey Tract Road frontage of the Property within the buffer area to supplement existing vegetation in providing a visual screen between Pouncey Tract Road and development on the Property. The conceptual design of the plantings as well as the type of evergreen shall be approved by the Planning Commission at the time of Subdivision Approval. No fencing may be installed between such evergreen plants and the right of way line of Pouncey Tract Road.
6. Landscaping. Two (2) deciduous trees of a minimum of two inch caliper shall be planted upon each lot prior to the issuance of a certificate of occupancy for a dwelling on such lot.
7. Vehicular Access. There shall be no direct vehicular ingress and/or egress to or from Pouncey Tract Road for individual lots on the Property.
8. Outbuilding Restriction. No detached accessory buildings shall be permitted in rear or side yards abutting the northern boundary of the Property.
9. Adjacent Parcel. At the time of subdivision review, an effort will be made to reserve access to utilities and roads within development on the Property for the benefit of the adjacent parcel to the south, if (i) access to such facilities is necessary or desirable to allow development of such parcel and (ii) such access will not adversely affect efficient development of the Property.
10. Clearing Limitation. To the extent reasonably practical, the clearing of mature trees on residential lots shall be limited to those in areas required to accommodate the structure and its normal customary accessories, open yard areas and those limited areas required to permit utility service and driveways.

11. Garage Requirement. Each dwelling developed on the Property shall have a two (2) car garage.

12. Entrance Feature. The main entrance to the Property shall be complemented with landscaping and architectural design features such as walls, columns, fences, gates and/or other similar features, constructed of permanent finished materials such as brick, wood, concrete and stone. Landscaping installed in conjunction with the entrance feature shall include an irrigation system, to enhance the maintenance of the landscaping. The entrance feature shall be completed (or bonded) prior to the issuance of a certificate of occupancy for any residence constructed 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,

Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Ms. Martha M. Weston
Mr. and Mrs. Kenneth H. Smith
Mr. Glenn R. Moore, Esquire