

HOSPITALITY HOUSE FOR
ST. MARY'S HOSPITAL

114-A-10,11,12, & 13
THREE CHOPT DISTRICT

C-79C-99 0 200' 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 2, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-79C-99

Mr. Dean L. DeForest
Bon Secours-St. Mary's Hospital, Inc.
5801 Bremono Rd.
Richmond, VA 23226

Dear Mr. DeForest:

The Board of Supervisors at its meeting on February 1, 2000, granted your request to conditionally rezone property from R-3 One Family Residence District to R-5C General Residence District (Conditional), Parcels 114-A-10, 11, 12, and 13, described as follows:

Beginning at the northeast corner of the intersection of Maple Avenue and Bremono Road, being the point and place of beginning; thence along the eastern right-of-way line of Maple Avenue, N00-31-10E 364.72' to a point, being the southeast corner of the intersection of Maple Avenue and Hampstead Avenue; thence leaving the eastern right-of-way line of Maple Avenue and proceeding along the southern right-of-way line of Hampstead Avenue, N71.35-20E 34.99' to a point; thence along a curve to the left, having a radius of 1014.43' and a length of 48.43' to a point; thence leaving said southern right-of-way line of Hampstead Avenue and proceeding along the eastern line of a 16 foot alley, S20-14-26E 160.80' to a point, said point being the northeastern corner of the intersection of two 16 foot alleys which have been vacated; thence S11-51-41W 20.16' to the southeastern corner of the same intersection of two 16' alleys; thence S00-31-10W 187.98' to a point; thence leaving the eastern line of said 16 foot alley, proceeding along the northern right-of-way line of Bremono Road, along a curve to the right, having a radius of 1323.24' and a length of 124.73' to a point; thence S78-08-00W 11.38' to the point and place of beginning, being all of lots 53, 54, 55, and 56 of Westview, Section "C" and in addition, all of the 16 foot alley immediately adjacent to the east of the above described lots. All of the above being located in the Three Chopt District, Henrico County, Virginia. The above description was compiled from the Westview, Section "C" subdivision plat and contains approximately 1.027 acres. The above lots and alley have been vacated and are no longer part of Westview, Section "C".

The Board of Supervisors accepted the following proffered conditions, dated December 6, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Elevation and Site Plan.** The Property shall be developed in substantial conformance with the Conceptual Site Plan and Conceptual Elevation entitled "St. Mary's Hospital, Hospitality Residence" prepared by Baskervill & Son, a copy of which is attached as

Exhibit A, unless otherwise requested and specifically approved at the time of Plan of Development and subject to changes as may be requested by the County and approved at the time of Plan of Development.

2. **Use Restriction.** The principal use of the Property shall be for a hospitality residence to be operated by the hospital and uses incidental and related thereto. For purposes of this proffer, a hospitality residence is defined as a facility that provides temporary lodging to patients and/or their families requiring medical treatment or services at the hospital.
3. **Buffers.** Landscaped and/or natural buffers will be provided a minimum of thirty-five (35) feet in width adjacent to Maple Avenue, and a minimum of fifteen (15) feet in width adjacent to Bremono Road and Hamstead Avenue, except to the extent necessary for utility easements, storm water facilities, signage, sidewalks, access to and from public rights of way and other purposes required at the time of Plan of Development or by any other governmental body. Any utility easements (other than existing utility easements) permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted or if required by the County at the time of Plan of Development.
4. **Building Setback.** The building to be constructed on the Property shall observe a forty-five (45) foot setback from the existing right-of-way line of Maple Avenue.
5. **Building Height.** No building constructed on the Property shall exceed the lesser of one (1) story or twenty-five (25) feet in height, exclusive of chimneys and architectural design features.
6. **Central Trash Receptacles.** Central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved at the time of Plan of Development.
7. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development.
8. **Parking Lot Lighting.** Parking lot lighting on the Property shall be produced from concealed sources of light. Parking lot lighting standards on the Property shall not exceed ten (10) feet in height as measured from the grade at the base of the lighting standard and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
9. **Exterior Materials; Elevations.** The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for

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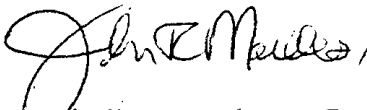
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mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building shall have exposed exterior walls (above finished grade) of brick, wood, E.I.F.S., cementitious, vinyl or composite-type siding, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal, unless otherwise specifically approved at the time of Plan of Development.

10. Orientation. The building to be constructed on the Property shall be oriented toward Maple Avenue.
11. Clearing. To the extent reasonably practicable at the time of development, healthy, mature trees of a minimum of six (6") caliper shall be retained, except for clearing of mature trees in the area in which the building to be developed on the Property will be located and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways or drainage.
12. Bedrooms. There shall be no more than nine (9) bedrooms in the building to be developed on the Property.
13. Severance. The unenforceability, elimination, revision or amendment or any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

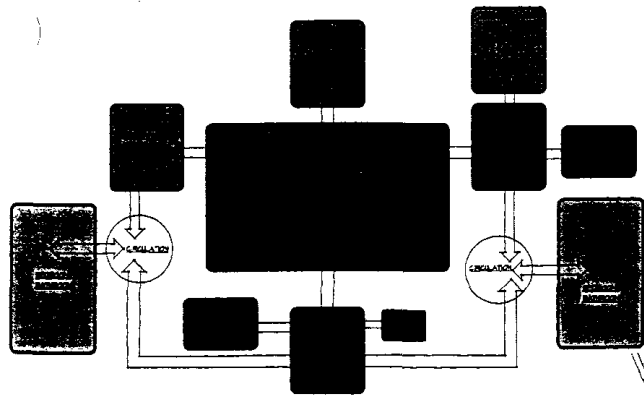
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

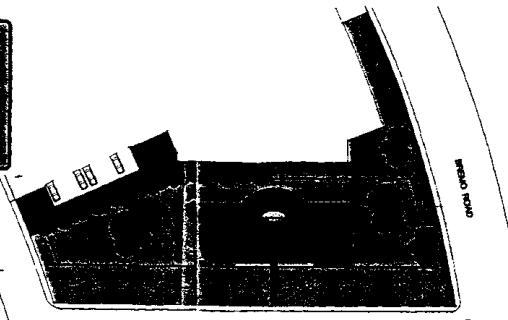

for Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg, Esquire

St. Mary's Hospital Hospitality Residence

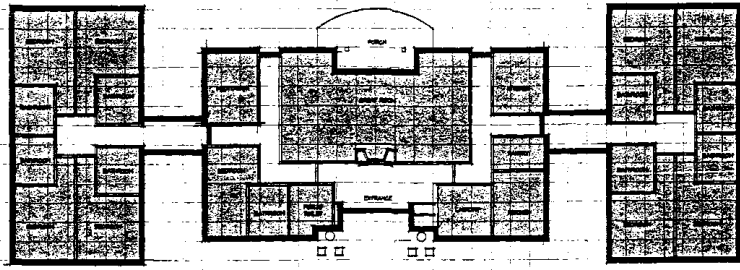


INTERACTION DIAGRAM



MAPLE AVENUE

SITE PLAN



SCHMATIC FLOOR PLAN



SCHMATIC ELEVATIONS

C-79C-99

B A S K E R V I L L & S O N