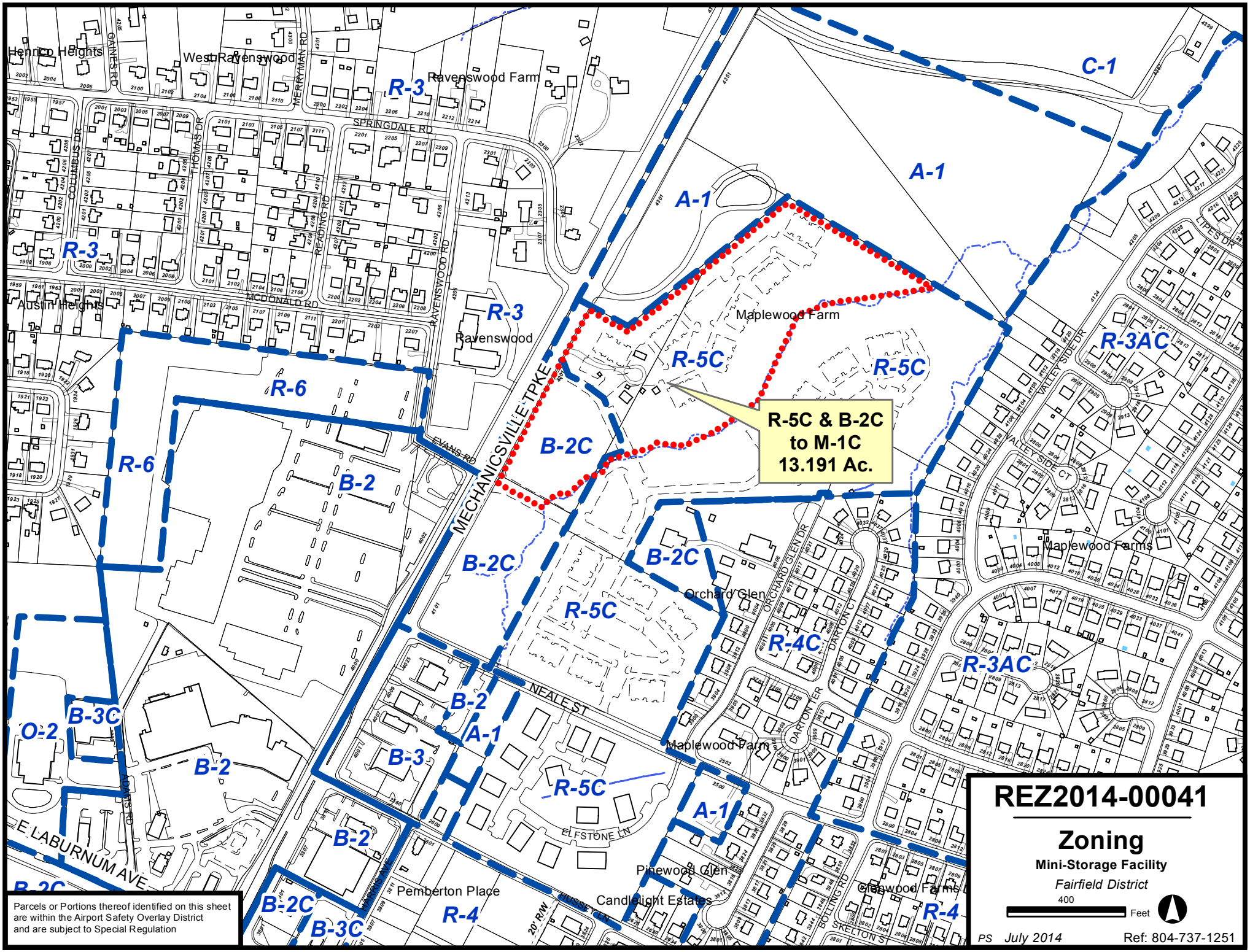


Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ2014-00041

Zoning

Mini-Storage Facility

Fairfield District

400 Feet

PS July 2014 Ref: 804-737-1251

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

November 18, 2014

Ample Storage Lake Worth, LLC
P.O. Box 608
Smithfield, NC 27577

Re: Rezoning Case REZ2014-00041

Dear Sirs:

The Board of Supervisors, at its meeting on November 12, 2014, approved your request to rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) part of Parcels 804-737-1251, 804-737-7961 and 804-736-0481 containing 13.191 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Evans Road, described as follows:

Beginning at a point (P.O.B.) on the eastern line of Mechanicsville Turnpike 388'± north of the northern terminus of Neale Street; thence along the eastern right-of-way line of Mechanicsville Turnpike N 28°40'00" E 680.62'; thence S 61°19'55" E 139.39'; thence N 50°50'16" E 697.87'; thence S 59°11'27" E 599.96'; thence S 82°11'28" W 379.58'; thence S 66°00'00" W 124.00'; thence S 26°00'00" W 327.00'; thence S 55°00'00" W 182.00'; thence S 63°00'00" W 100.00'; thence N 86°00'00" W 89.00'; thence S 60°00'00" W 39.00'; thence S 77°00'00" W 121.00'; thence S 52°35'10" W 202.99'; thence S 77°00'00" W 33.00'; thence S 62°51'51" W 51.65'; thence N 61°46'55" W 176.39' to the eastern right-of-way line of Mechanicsville Turnpike, said point being the Point and Place of Beginning containing 13.191 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated October 6, 2014, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Permitted Uses.** The only use permitted on the Property shall be warehouses, including self-storage and mini-storage facility with an accessory office and dwelling unit for its manager and such uses as are customarily accessory and incidental thereto.

2. **Site Plan.** The site will be developed similar to the attached concept plan, entitled Exhibit A (see case file), unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development or subdivision approval.

3. **Architecture.** The building elevations shall be substantially in conformance to the architectural rendering labeled Exhibit B (see case file).

4. **Exterior Materials.** The portions of all exterior wall surfaces visible from Route 360 (front, rear and sides) of each building constructed on the Property shall include full standard brick or full standard brick and glass, with architectural treatments, to match Exhibit B (see case file). The remaining walls of the buildings will be constructed of preflnished metal siding to match brick color. Brick shall be reddish-brown with tan soldier courses and pitched roof materials shall be painted green metal, as shown on Exhibit B (see case file). Elevations to be constructed of brick with glass storefronts shall be Building A (West), Building B (South and West). Elevations to be constructed entirely of brick shall be Building A (North and South), Building B (North), Building C (West), Building I (South and West), Building J (North), (see case file) as approved by the Planning Commission at the time of Plan of Development review.

5. **Hours of Operation.** The business hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.

6. **Outside Storage.** Outside storage shall not be permitted.

7. **Exterior Lighting.** Lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, and specifically approved at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties.

8. **HVAC Screening.** Any heating, ventilation and air conditioning equipment and any utility meters shall be screened from public view at ground level at the perimeter of the Property with use of landscaping, a wall or other architectural feature similar to the exterior of the building on which it is located, or such other method as may be approved at the time of Plan of Development.

9. **Trash Receptacles.** Dumpster enclosures and trash receptacles, not including convenience cans and recycling receptacles, shall be constructed of finished masonry materials (with the exception of gates and doors) where such dumpsters are not already screened or enclosed by a building, structure, or wall. Gates and doors shall be opaque, sturdy, and minimize visibility from public right-of-way. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore, as determined at the time of Plan of Development.

10. **BMPs/Retention Ponds.** Any retention ponds or BMP facilities on the Property shall be maintained in accordance with all applicable laws, rules and regulations and any wet pond shall be aerated.

11. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all new utility lines shall be underground.

12. **Parking of Trucks.** Any trucks owned by the operator or owner of the mini-storage warehouse facility and used for the convenience of its occupants shall be parked within the fenced area of the compound when not in use.

13. **Signage.** Detached Signage shall be monument style, the base of which shall be of a material consistent with that on the building, shall be landscaped, and shall be limited in height to six (6) feet, to match Exhibit C (see case file). Changeable message signs, portable or mobile signs, and inflatable or other attention getting devices shall be prohibited.

14. **Buffers.** A landscape buffer a minimum of thirty-five (35) feet in width shall be provided along the eastern right-of-way line of Route 360, as measured from the ultimate right-of-way line, and shall include an average of four trees for each one hundred (100) feet of road frontage, with the exception of driveways. Such trees shall be regularly trimmed so that the bottom six (6) to eight (8) feet of the tree trunk remains clear of branches and vegetation. A combination of street trees and ornamental trees shall be planted, and a continuous line of evergreen shrubbery shall be planted along the entire length of the streetscape buffer. Shrubs shall be at least two feet high when planted and shall be regularly trimmed for appearance and height not to exceed three and one-half (3½) feet, as approved by Planning Commission at the time of Plan of Development. A landscape buffer a minimum of fifty (50) feet in width shall be provided along the western line of the Property along GPINS 804-738-4512 and 804-738-9034. The existing vegetation along GPIN 804-738-4512 shall be supplemented to create a vegetated screen that meets the County of Henrico Transitional Buffer Twenty-Five (25) standards as approved by Planning Commission at the time of Plan of Development.

15. **Right-of-Way Dedication and Sidewalks.** A VDOT standard sidewalk shall be installed along the property frontage along Route 360. Upon the request of the County, the Owner shall dedicate additional right-of-way on Route 360 to accommodate widening to the ultimate right-of-way width and for sidewalks. Should the dedicated property not be utilized within thirty (30) years of the date of the dedication, title to the dedicated property will revert to the property owner or its successors in interest.

16. **Security Alarms.** Outside speakers shall be prohibited. No external alarm bells or external warning devices that are audible beyond the boundary lines of the Property shall be permitted on the Property.

17. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

John A. Vithoulkas
County Manager

pc: Mr. Daniel L. Caskie, P.E.
Director, Real Estate Assessment
Police, Special Services

N/F
REALITY 1, LLC
PART OF GPIN 804-737-7961

N/F
CHARLES
KECK
GPIN
804-737-5901

N/F
NATIONAL PARK SERVICE
804-738-9034

50' BUFFER

BLD. D
100'x120'

BLD. E
100'x120'

BLD. F
100'x120'

BLD. G
100'x120'

BLD. H
100'x120'

BLD. I
100'x120'

40' AISLE

BLACK CHAIN-LINK FENCE

NORTH

BRICK

40' AISLE

BLD. C (20'x660')

50' BUFFER

DUMPSTERS

DECORATIVE METAL GATE

DECORATIVE METAL FENCE

BRICK

BLD. J
71'x135'
70'x30'

BRICK

BLD. B
56'x71'

BRICK CONNECTOR WALL

BRICK

BRICK

DECORATIVE METAL GATE

40' AISLE

40' AISLE

BRICK W/ GLASS STOREFRONT

BLD. A (31'x340')

BRICK

50' BUFFER

35' BUFFER

BRICK

35' BUFFER

BRICK W/ GLASS STOREFRONT

560'± TO EAST LINE OF NEALE STREET

N/F
NATIONAL PARK SERVICE
804-738-4512

ROUTE 360

EXHIBIT A REZ2014-00041

CONCEPT PLAN OF
GPIN 804-737-1251 (IN PART),
GPIN 804-737-7961 (IN PART), AND
GPIN 804-736-0481 (IN PART)
FAIRFIELD DISTRICT
HENRICO COUNTY, VIRGINIA
SCALE: 1"=100'
DATE: JULY 14, 2014

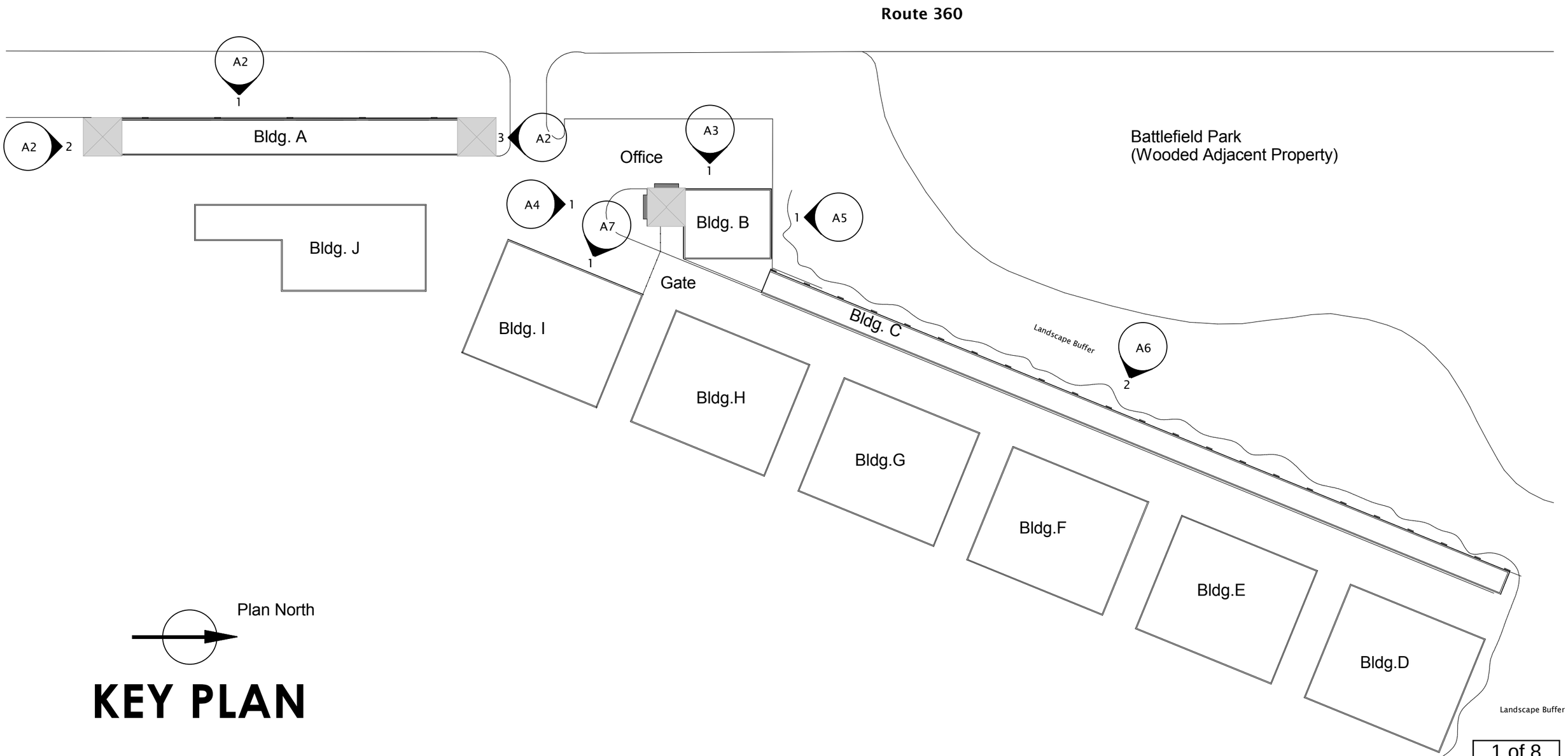
8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

Consulting Engineers

BAY RICHMOND
THE BAY COMPANIES

JN: 14038

FILED: 14038_bas



Plan North

KEY PLAN

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

A1 Building Elevations Key Plan

Scale: 1" = 80'-0"

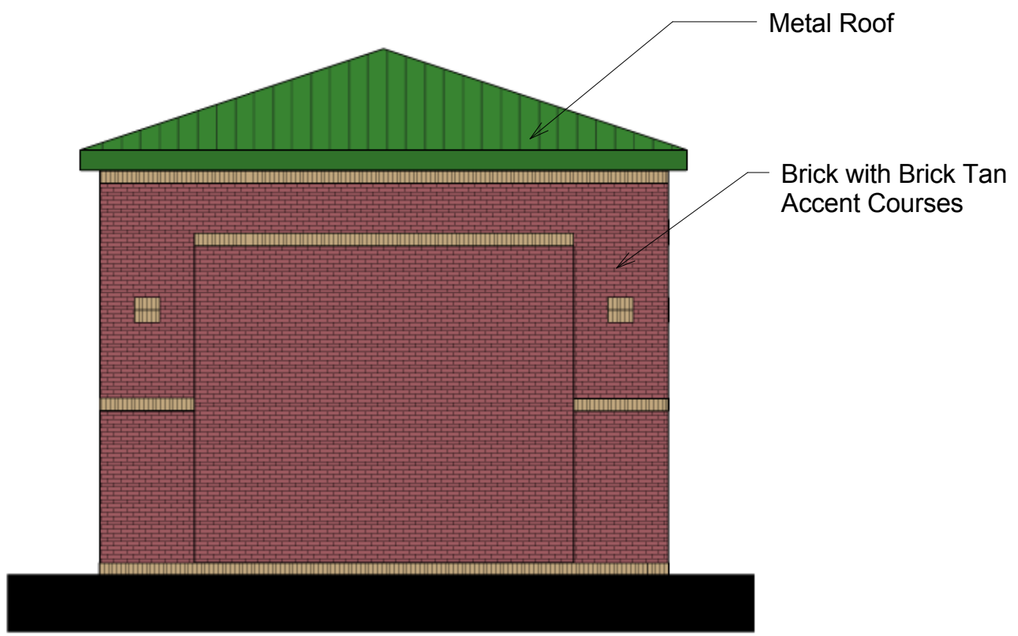
Project No. 1421

ROUGHTON·NICKELSON·DE LUCA Architects, PA

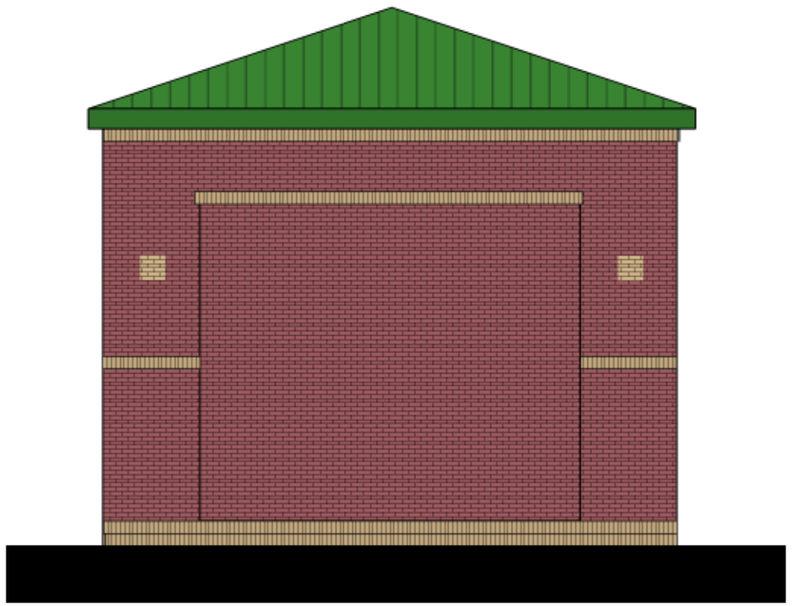
3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com

© 2014Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

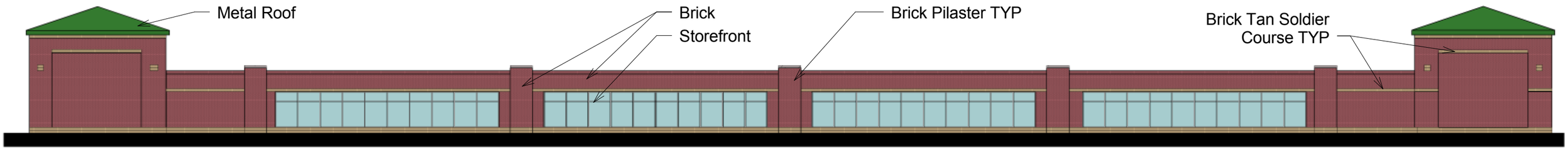
Date 09/17/14



2 / A2 **Building A Site Entrance Side Elevation**
1/8" = 1'-0"



3 / A2 **Building A Side Elevation**
1/8" = 1'-0"



1 / A2 **Building A Elevation Along Route 360**
3/64" = 1'-0"

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

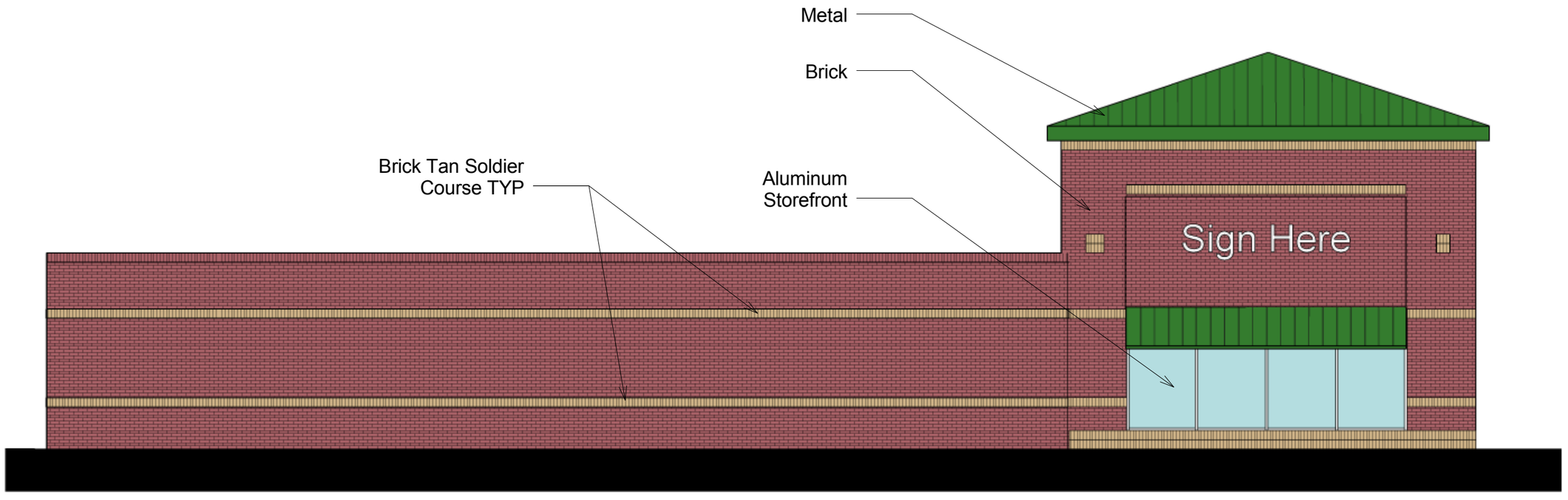
A2 Building A Elevations
Scale: As indicated
Project No. 1421

ROUGHTON▪NICKELSON▪DE LUCA
Architects, PA

© 2014 Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 9/17/14

3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com



1 / A3 **Building B Elevation Along Route 360**
1/8" = 1'-0"

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

A3 Building B Elevations

Scale: 1/8" = 1'-0"

Project No. 1421

ROUGHTON▪NICKELSON▪DE LUCA Architects, PA
3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com

© 2014 Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 09/17/14

1 / A4 **Building B Office Entrance Elevation**
1/8" = 1'-0"

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

A4 Building B Elevation- Office

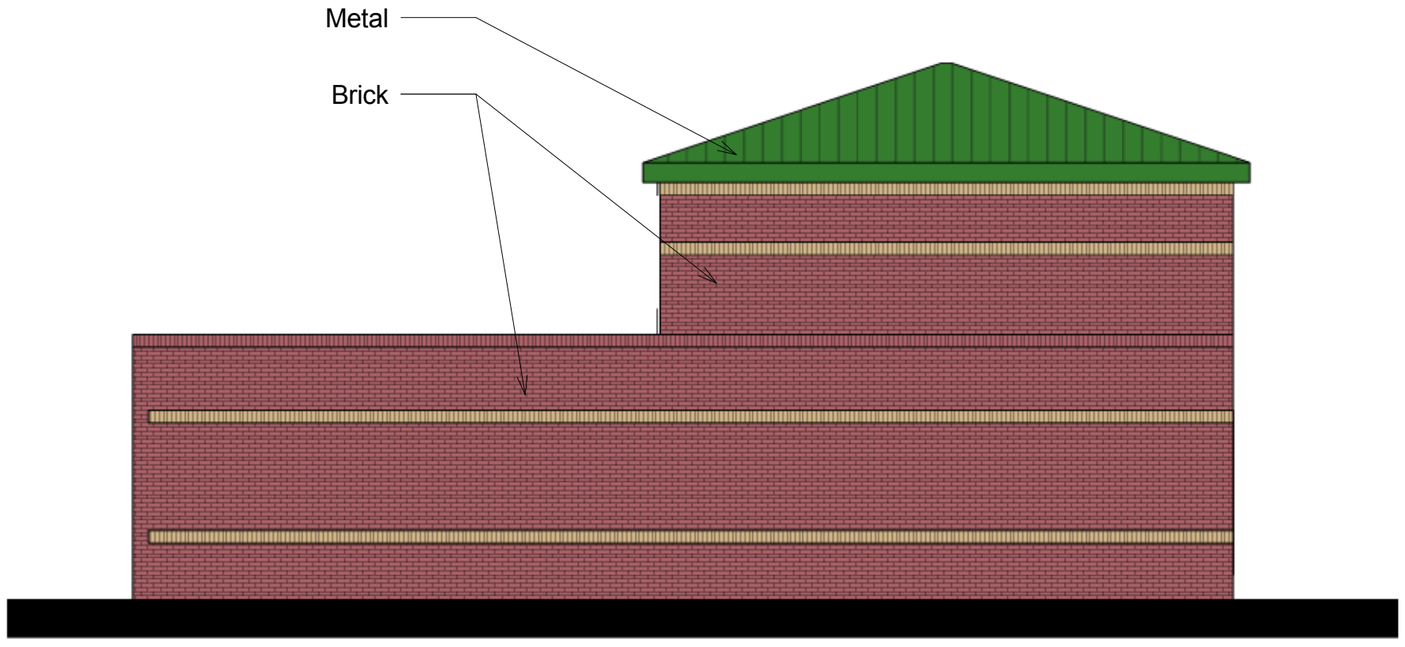
Scale: 1/8" = 1'-0"

Project No. 1421

ROUGHTON▪NICKELSON▪DE LUCA Architects, PA
3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com

© 2014 Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 9/17/14



1 / A5 **Building B North Elevation**
1/8" = 1'-0"

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

A5 Building B Elevation - North

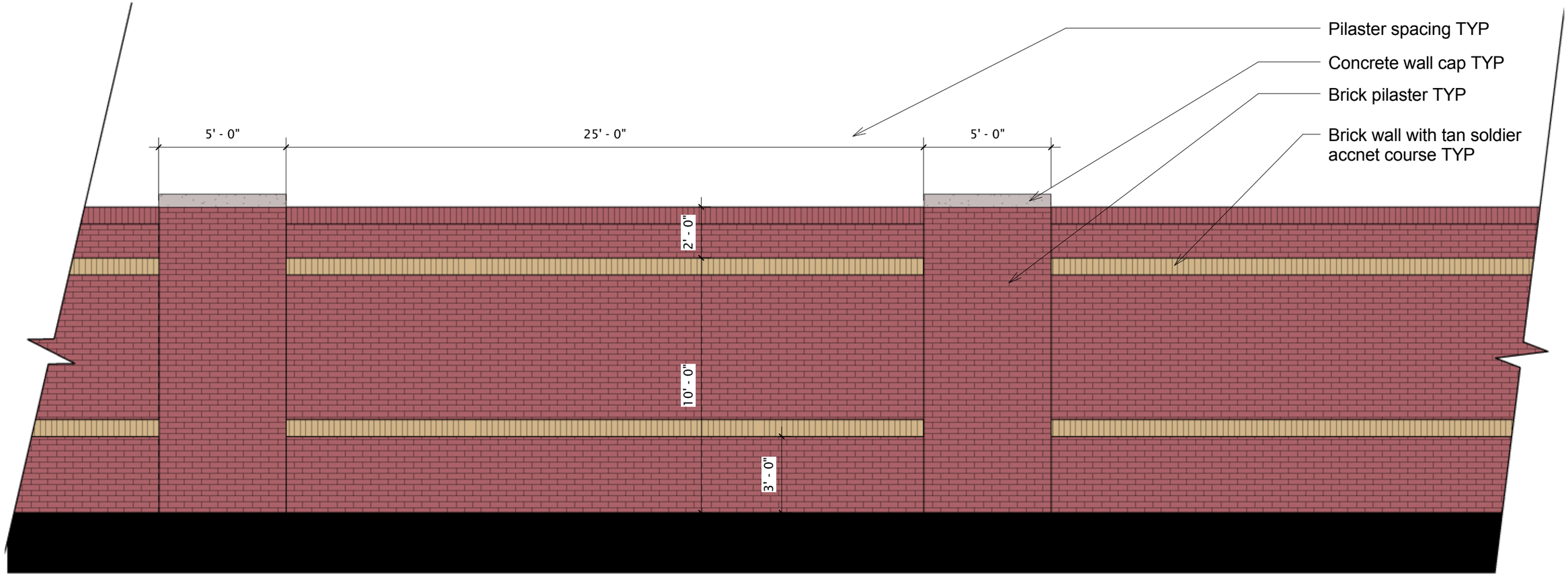
Scale: 1/8" = 1'-0"

Project No. 1421

ROUGHTON·NICKELSON·DE LUCA
Architects, PA
3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com

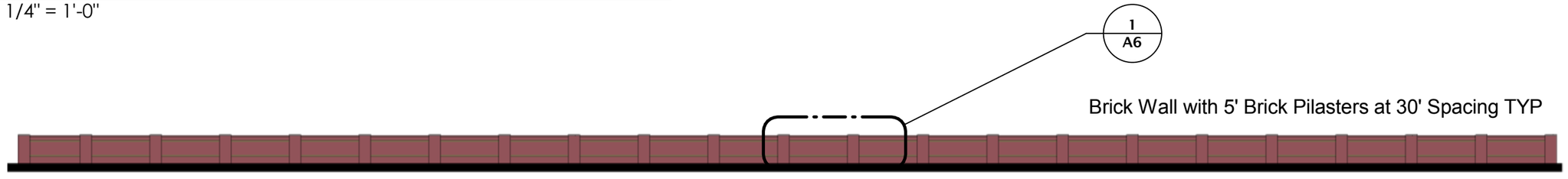
© 2014Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 09/17/14



Building C - Detail Elevation TYP

1/4" = 1'-0"



2 / A6 Building C - Elevation

1" = 50'-0"

REZ2014-00041 Exhibit B

Ample Storage Henrico

A6 Building C - Elevations

Scale: As indicated

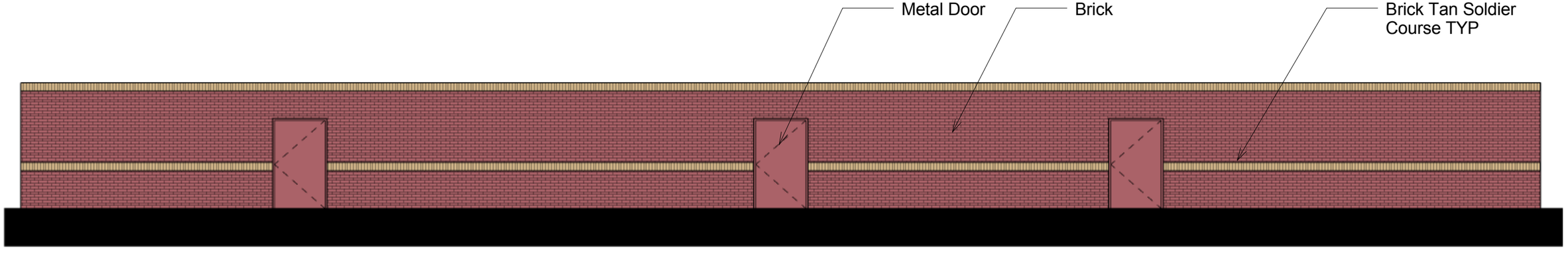
Project No. 1421

ROUGHTON▪NICKELSON▪DE LUCA
Architects, PA

© 2014 Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 09/17/14

3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com



1 / A7 **Building I - Elevation View from Route 360**
1/8" = 1'-0"

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

A7 Building I Elevation

Scale: 1/8" = 1'-0"

Project No. 1421

ROUGHTON▪NICKELSON▪DE LUCA
Architects, PA

© 2014 Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 09/17/14

3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com

REZ2014-00041 **Exhibit B**

Ample Storage Henrico

A8 Perspective

Scale:

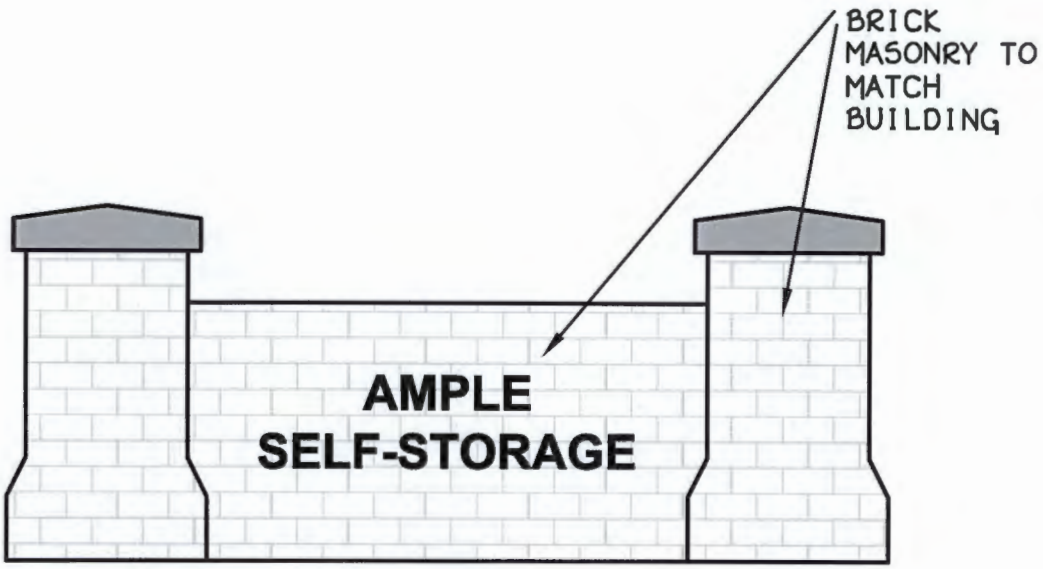
Project No. 1421

ROUGHTON▪NICKELSON▪DE LUCA
Architects, PA

© 2014 Roughton Nickelson De Luca Architects, PA. These drawings and specifications are instruments of service and as such remain the property of the architect. Their use is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Date 08/19/14

3608 University Drive, Suite 204
Durham, NC 27707
T 919.490.1266 F 919.490.1396
www.RNDpa.com



REZ2014-00041

EXHIBIT C

SIGN EXHIBIT

GPIN 804-737-1251 (IN PART),
GPIN 804-737-7961 (IN PART), AND
GPIN 804-736-0481 (IN PART)
FAIRFIELD DISTRICT
HENRICO COUNTY, VIRGINIA
DATE: OCT. 6, 2014

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

Consulting Engineers

BAY RICHMOND
THE BAY COMPANIES

JN: 14038

FILED: 14038_bas