



OFFICE DEV/ COMM.

COUNTY OF HENRICO PLANNING OFFICE

C-104C-85



86-A1-47
THREE CHOPT DISTRICT

JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 17, 1985

Re: Conditional Rezoning Case C-104C-85

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

Gentlemen:

The Board of Supervisors, at its meeting on December 11, 1985 accepted your proffered conditions and conditionally rezoned that portion of your property lying north of proposed Mayland Drive from R-5C General Residence and B-2C Community Business to O-2C Office and B-2C Community Business District. That portion of your request lying south of Mayland Drive was previously deferred and will be considered at 7:30 p.m. by the Planning Commission at its meeting on January 9, 1986.

The property conditionally rezoned is described as follows:

Part of Parcel 86-A1-47:

Parcel 1 - O-2C:

Beginning at a point on the W. line of Pemberton Road; thence along the arc of a curve to the southwest having a radius of 675', 64.66' to a point; thence S. 59° 47' 45" W., 143.41' to a point; thence along the arc of a curve to the southwest having a radius of 538.58', 83.86' to a point; thence N. 82° 38' 10" W., 869.28' to a point; thence along an arc to the left with a radius of 478.94', a length of 194.60' to a point; thence along an arc to the left with a radius of 1270.24', a length of 438.18' to a point; thence N. 26° 31' 46" E., 551.80' to a point; thence S. 63° 35' 40" E., 501.37' to a point; thence S. 64° 6' 45" E., 415.29' to a point; thence S. 51° 40' 55" E., 373.30' to a point; thence S. 63° 35' 40" E., 308.39' to the point of beginning, containing 16.31 acres.

Parcel 3-B-2C:

Beginning at a point on the west line of Pemberton, thence N. 63° 35' 40" W., 308.39' to the point and place of beginning, thence N. 26° 24' 20" E., 210.00' to a point; thence N. 83° 35' 40" W., 388.7' to a point; thence S. 51° 40' 55" E., 373.30' to the point of beginning, containing .88 acre.

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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 lines of Pemberton Road and Mayland Drive (as such right-of-way lines are determined at the time of Plan of Development review), except to the extent necessary for utility easements, 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 areas, and additional planting may be added. Where the placement of utility easements within the buffer areas results in the inability of the owner to provide adequate screening within the buffer areas, screening shall be provided adjacent to the buffer areas, 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. There shall be no direct vehicular access to or from Pemberton Road, to or from the Property, unless required by any governmental body having jurisdiction with respect thereto.
4. 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.
5. The site coverage ratio on the O-2C portion of the Property shall not exceed sixty-five percent (65%) of the Property in the aggregate.
6. No building constructed on the Property shall exceed three (3) stories in height. Additionally, no portion of a building constructed within the portion of the Property lying east of the dashed line as shown on a plat entitled "Plat of Three Parcels Situated at Pemberton Road and Broad Street Road in the Three Chopt District of Henrico County, Virginia", prepared by E. D. Lewis & Assoc., P.C., a copy of which is attached hereto as Exhibit "A" (See case file), shall exceed one (1) story in height.

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7. No more than 260,000 square feet of floor space shall be constructed on the O-2C portion of the Property.
8. 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.
9. 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 boundaries of the Property abutting Pemberton Road and Mayland Drive.
10. No parking spaces shall be located between the easternmost building constructed on the Property, and Pemberton Road.
11. Following such time as a publicly dedicated road extending southwardly from Broad Street Road to serve the Property has been sufficiently completed for use by construction traffic, construction vehicles shall not enter or exit the Property from Pemberton Road.
12. No mobile sign shall be placed on the Property.
13. No more than one (1) bank or savings and loan association branch facility shall be operated on the Property, and such branch facility shall have a maximum of two (2) drive-up windows to provide customary financial institution services to the public.

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 proffered conditions in the Conditional Zoning Index.

Sincerely,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Dominion Development Group